

### Islington Office

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## WITHERINGTON ROAD, ISLINGTON, N5

£895 per week

### Preliminary Details

A five double bedroom Victorian house arranged over three floors in beautiful decorative order displaying many of the house's original period features. With a modern fitted kitchen and two modern bathrooms and a well maintained garden, The double reception room offers a separate area for dining and the lower level of the house has a large utility room with direct access to the garden. This house would make a wonderful family home and is located on a peaceful residential street. To be let furnished, it is in close proximity to Holloway Tube Station and Highbury and Islington Tube station offering easy links into Central London and the City. This house can only be offered to 4 professionals or to a family.



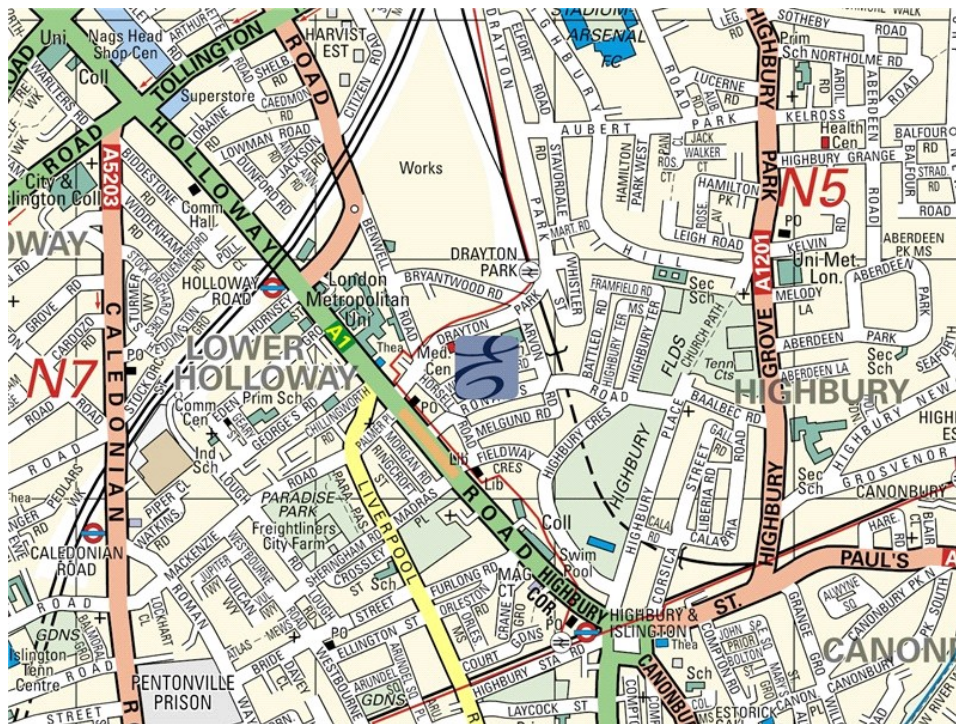
**5 Bedrooms • 2 Bathrooms**




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## Area Overview



Much gentrified in recent years, Islington has become very popular with city professionals and young families alike. Upper St, the beating heart of Islington, offers an enormous choice of upmarket bars, restaurants and shops. Many of the period properties are Georgian terraces, but several new and luxurious apartment blocks replete with gyms, restaurants and swimming pools, have recently been completed.



Witherington Road, Islington  Holloway Road (0.3M)  Highbury & Islington (0.4M)  Arsenal (0.5M)

## Council Tax Bands

Council	Band A	Band B	Band C	Band D	Band E	Band F	Band G	Band H
Islington	£ 848	£ 989	£ 1,130	£ 1,272	£ 1,554	£ 1,837	£ 2,119	£ 2,543
Average	£ 761	£ 888	£ 1,015	£ 1,142	£ 1,396	£ 1,650	£ 1,904	£ 2,285

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
<i>Very energy efficient - lower running costs</i>			<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92-100) <b>A</b>			(92-100) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>		<b>57</b>	(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>45</b>		(39-54) <b>E</b>	<b>38</b>	<b>47</b>
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>			<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

## PLACES OF INTEREST NEAR WITHERINGTON ROAD, ISLINGTON, N5



### Emirates Stadium

The home of Arsenal football club, the Emirates Stadium is the third largest stadium of its kind in the UK with a capacity of over 60,000. Located in North London, the stadium is remarkable piece of modern architecture, providing a first class sporting experience, as well as a well-earned reputation as a leading conference and music venue.

🚶 400m (7 mins) from Witherington Road



### Highbury Fields

With over 29 acres of greenery to enjoy, Highbury Fields is Islington's largest open space. It is a welcome and quite unexpected bit of serenity away from the city's hustle and bustle, perfect for quiet strolls or entertaining the kids in one of the best playgrounds the north has to offer.

🚶 400m (7 mins) from Witherington Road



### The Alwyne Pub

The Alwyne is a friendly and lively pub in the heart of Islington, which has the well earned reputation as one of the best pubs in north London. Looking like a small castle from the outside, it is famous for its popular beer garden, hog-roast, great food and a variety of drinks, along with a cosy and welcoming atmosphere with a hugely varied clientele.

🚶 800m (13 mins) from Witherington Road



### Melville Place Banksy

This piece of art by the graffiti artist Banksy is located on the Essex Road corner of Melville Place in London. Banksy is the quasi-anonymous street artist, famous for his combination of distinctive stencilling techniques and graffiti writing, who continues to baffle and entertain people from all over the world.

🚶 1400m (23 mins) from Witherington Road



### Gibson Square

This beautiful and archetypal garden square is located between Upper Street and Liverpool Street, hidden well away from the hustle and bustle of the busy traffic. Surrounded by luxurious houses and beautifully kept gardens, the park is the perfect place to relax after a busy day.

🚶 1400m (23 mins) from Witherington Road



### Carluccios

The nationally successful Carluccio's restaurants and shops were founded in 1991 by Antonio and Priscilla Carluccio. Their restaurants, cafes and shops are hugely popular and remain devoted to providing fresh and authentically Italian produce from all over Italy.

🚶 1400m (23 mins) from Witherington Road