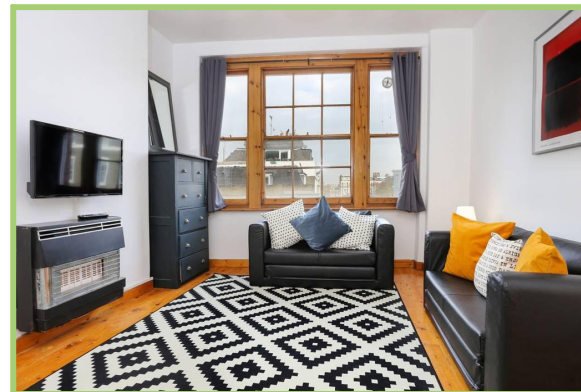


**Avon House, Offord Road, Islington
 2 Bedroom Flat**

Price: £525 pw



- ✓ Third Floor Flat
- ✓ Solid Wood Floors
- ✓ Large Fitted Eat In Kitchen
- ✓ Modern Bathroom

- ✓ Prime Location
- ✓ Bright & Airy
- ✓ Two Bedrooms
- ✓ Shared Garden

Avon House, Offord Road, Islington

Bryan Estates are pleased to offer this modern two bedroom flat located on Offord Road, Islington N1.

This recently refurbished flat boasts solid wood floors throughout, white washed walls, two bedrooms, spacious separate reception, modern bathroom suite and large fitted kitchen with dining area.

Located on the third floor of a period mansion block.

Access to a shared garden.

Call 020 7998 4788 to arrange a viewing.



Particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. Services, fittings and equipment referred to within the sales particulars have not been tested and no warranties can be given and prospective buyers must make their own enquiries regarding such matters.

Measurements are approximate and are for a guide only (room measurements are taken and to be to the nearest 3"), we would therefore advise prospective purchasers to check any measurements that are of particular importance to them. Some statements are inevitably 'subjective' and are therefore the view of the author at the time the information was prepared. If any items are important to you, please check with the office first, especially if you are travelling some distance to view.

Energy Performance Rating

Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		