

**Jersey House, Clifton Road, Islington  
 2 Bedroom Flat**

**Price: £525 pw**



- ✓ Two Double Bedrooms
- ✓ Modern Bathroom
- ✓ Wood Floors Throughout

- ✓ Modern Fitted Kitchen
- ✓ Separate Reception Room
- ✓ 4th Floor

## Jersey House, Clifton Road, Islington

Bryan Estates are overwhelmed in offering this very convenient, spacious two double bedroom flat on Clifton Road, Islington N1.

Boasting two good sized rooms, a separate kitchen and a modern bathroom complete with a bath/shower combi.

Finished to a high standard throughout.

Within a 5 minute walk of Highbury & Islington station as well as Canonbury overground and the famous Upper Street.

Please call 0207 998 4788 now.



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		
69-80	C	70   C	73   C
55-68	D		
39-54	E		
21-38	F		
1-20	G		