

CUI

CITY & URBAN INTERNATIONAL

Swan Yard, London, N1

£3,800 pcm



Full Description

This stunning two/three bedroom warehouse conversion offers just under 900 square feet of exceptional living space.

Situated on the first floor, the property boasts a well-thought-out layout designed for both comfort and privacy. There are two double bedrooms, the modern family bathroom is elegantly appointed, featuring contemporary fixtures and finishes. The open plan kitchen with ample counter space and high-quality appliances, seamlessly integrating with the expansive reception room.

This area is perfect for entertaining, with plenty of space for dining and relaxing.

Local Area

Swan Yard is tucked away on a tranquil no-through road just behind Highbury and Islington station. This prime location offers unparalleled convenience and peace of mind, with easy access to the Overground and Victoria Line for quick and efficient travel across London. Residents can also enjoy the vibrant Upper Street, brimming with shops, bars, and restaurants, just steps from their front door. Whether you're in the mood for a relaxing afternoon coffee or a night out with friends, this bustling neighbourhood has something for everyone. Additionally, the area boasts several green spaces, including Highbury Fields, which are perfect for leisurely.

Contact Us

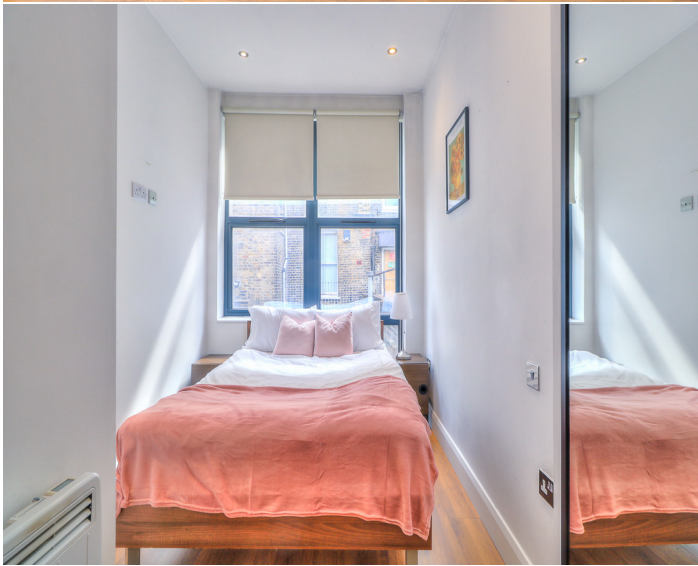
CUI

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		84
(81-91) B		
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

Environmental (CO ₂) Impact Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A	73	73
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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