



## **Mount Carmel, London, N7 8EQ**

**£490 Per Week**

A 1 BEDROOM 1ST FLOOR APARTMENT FOR RENT SITUATED WITHIN THIS SCHOOL CONVERSION LOCATED IN THE SOUGHT AFTER 'VIZION 7' DEVELOPMENT.

The accommodation is South facing and comprises a dual aspect open plan living room with modern fitted kitchen, wooden flooring, sash windows, modern bathroom suite and dual aspect bedroom with built in storage.

The development further benefits from 24 hour concierge as well as a gymnasium and landscaped resident's gardens.

Short walk to Holloway Road tube station and a host of local amenities.

THE APARTMENT HAS JUST BEEN REFURBISHED THROUGHOUT & OFFERED WITH BRAND NEW FURNITURE.

AVAILABLE FROM NOW.

- JUST BEEN REFURBISHED THROUGHOUT
- SCHOOL CONVERSION
- AVAILABLE FROM NOW
- BRAND NEW LUXURY FURNITURE
- WALK TO HOLLOWAY ROAD TUBE STATION
- 24 HOUR CONCIERGE SERVICE
- RESIDENTS GARDENS
- CLOSE TO HIGHBURY & ISLINGTON N1
- GYM
- PART OF THE 'VISION 7' DEVELOPMENT

## Mount Carmel, London, N7 8EQ



MOUNT CARMEL



MOUNT CARMEL



RECEPTION



RECEPTION



KITCHEN



KITCHEN

## Mount Carmel, London, N7 8EQ



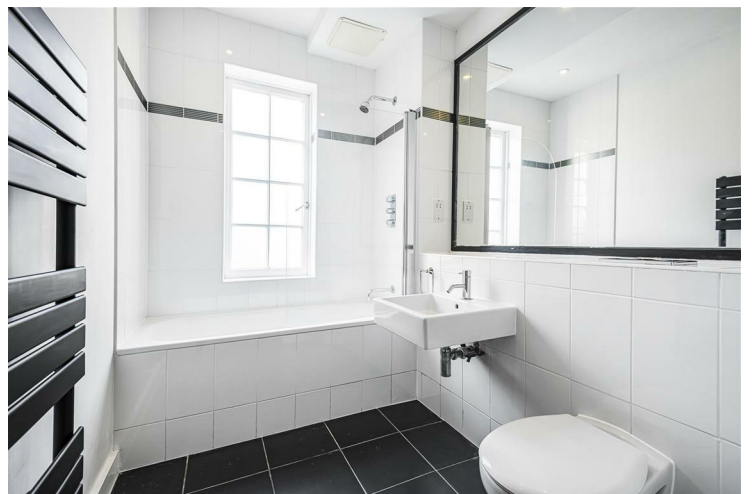
KITCHEN



RECEPTION



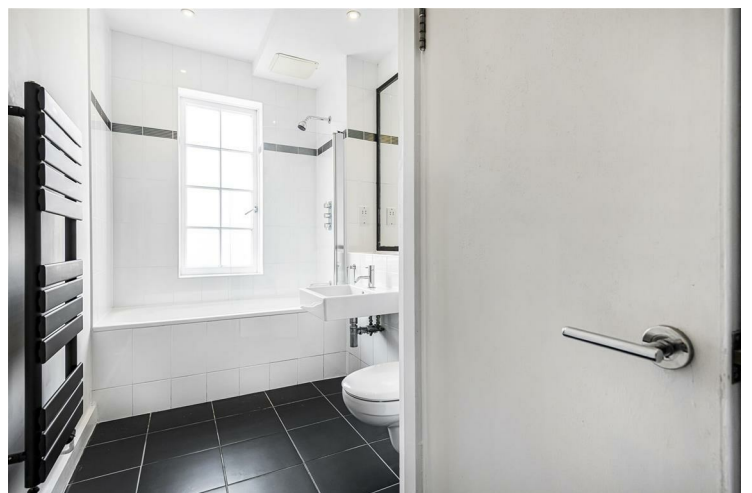
KITCHEN



BATHROOM



RECEPTION



BATHROOM

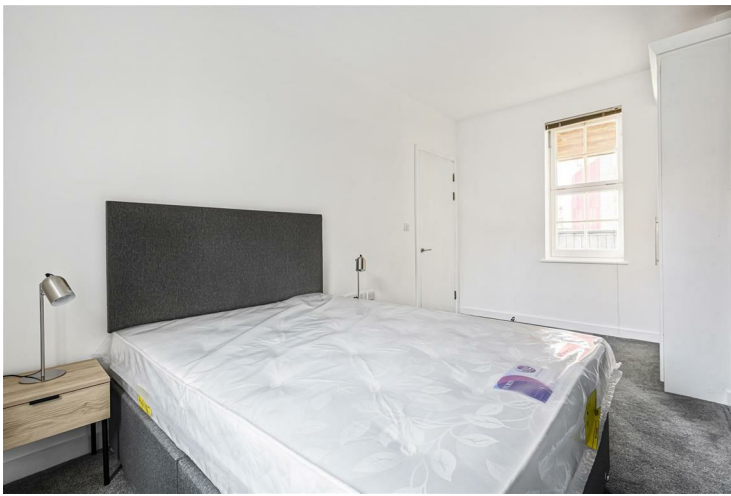
## Mount Carmel, London, N7 8EQ



BEDROOM



ENTRANCE TO FLAT



BEDROOM



COMM GARDENS



HALLWAY



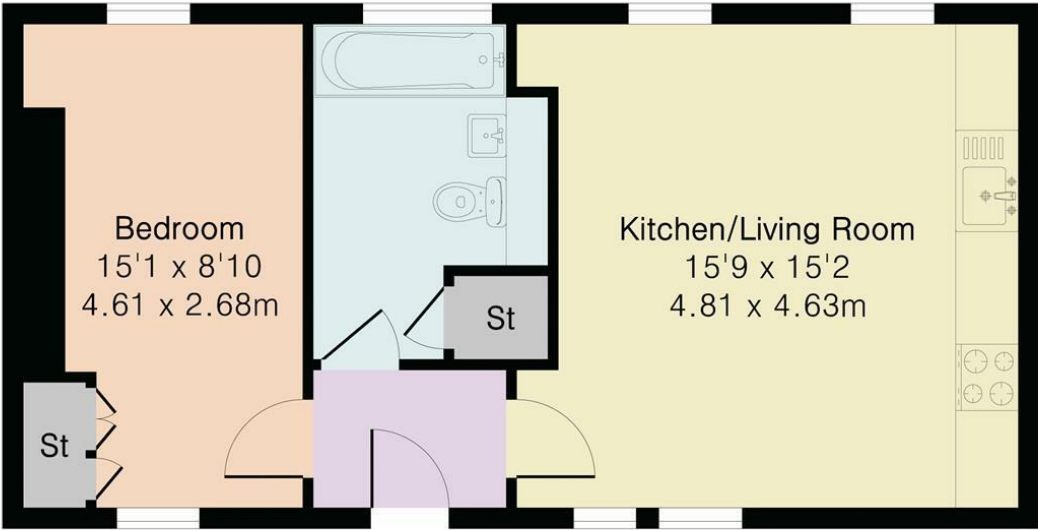
BUILDING ENTRANCE

## Mount Carmel, London, N7 8EQ



### COMM GARDENS

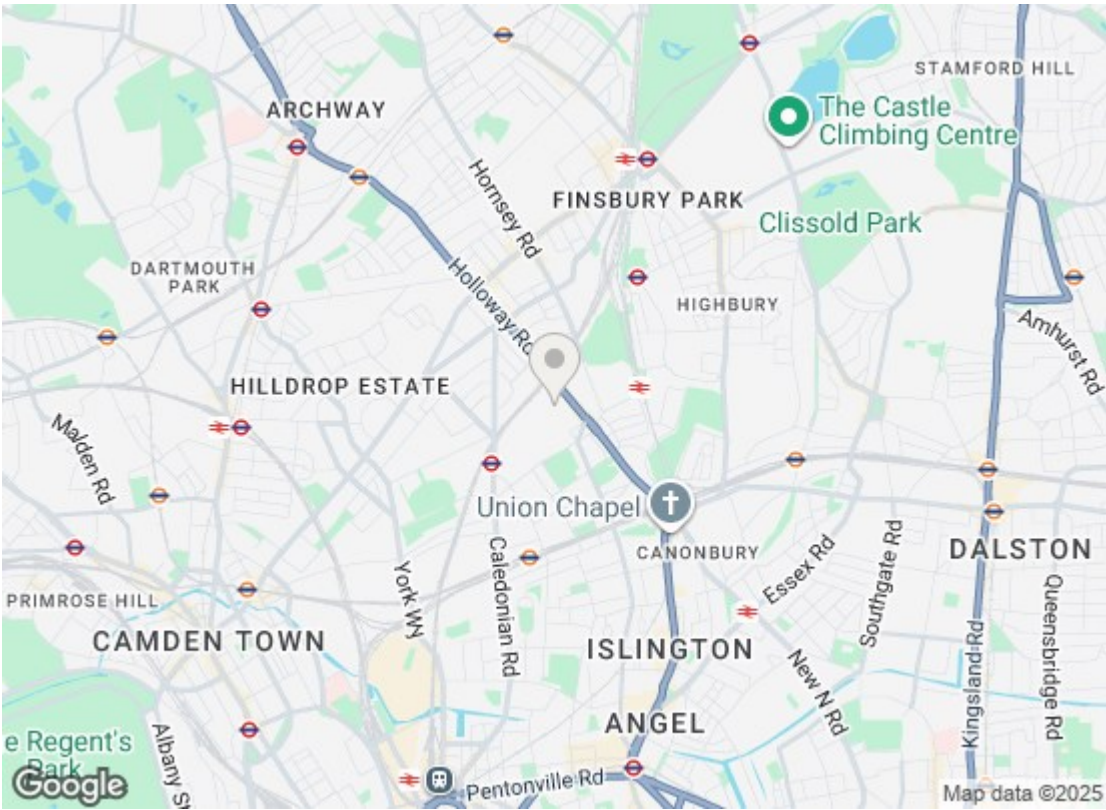
Approximate Gross Internal Area 475 sq ft - 44 sq m



First Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



| Energy Efficiency Rating                                        |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very energy efficient - lower running costs                     |         |           |
| (92 plus) A                                                     |         |           |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       |         |           |
| (55-68) D                                                       |         |           |
| (39-54) E                                                       |         |           |
| (21-38) F                                                       |         |           |
| (1-20) G                                                        |         |           |
| Not energy efficient - higher running costs                     |         |           |
|                                                                 | 70      | 79        |
| England & Wales                                                 |         |           |
| EU Directive 2002/91/EC                                         |         |           |
| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|                                                                 | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) A                                                     |         |           |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       |         |           |
| (55-68) D                                                       |         |           |
| (39-54) E                                                       |         |           |
| (21-38) F                                                       |         |           |
| (1-20) G                                                        |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| England & Wales                                                 |         |           |
| EU Directive 2002/91/EC                                         |         |           |

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.