



Sussex Way, N19 4HY

£1,400 pcm



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Well-presented bright and spacious self-contained studio within this period conversion situated between Hornsey Road and Holloway Road.

Located on the second floor, the property benefits from laminated flooring, fitted kitchen to side, shower room with WC. Gas, water & electric included within the rent. Tenant is responsible for council tax.

Conveniently located within walking distance to Archway Underground (Northern line) and Upper Holloway Overground stations together with local bus services and a great selection of shops, bars and restaurants, the flat caters to the needs of both families and professionals with numerous parks and playgrounds within walking distance and superb transport links to the West End and the City. Offered Furnished. Available from the 17th of September.

- First Floor
- Gas, water and electric bills included
- Separate kitchen
- Separate Bathroom
- Comprising 230SQFT/21.36SQM
- Offered Furnished
- Permit Parking
- Available 17th September





Notes

Archway Office

671 Holloway Road
London, N19 5SE

T (0)20 7619 3750

Highbury Office

90 Highbury Park
London N5 2XE

T (0)20 7354 9111

Stroud Green Office

167 Stroud Green Road
London N4 3PZ

T (0)20 7281 2000

General Contact

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C	77	78
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>			

Agent's Note:
Whilst Care has been exercised in the preparation of these sales particulars, statements about the property must not be relied upon as representations of statements or fact. Prospective purchasers must make and rely upon their own enquiries and those of professional representatives. The company accept not liability for any error contained in these particulars.

