



Sussex Way, N19 4HY
£1,500 pcm

**DAVID
ANDREW**

your
most
valuable
asset

Presenting a stylish and contemporary studio apartment, this recently refurbished apartment is an epitome of modern urban living. Set on the ground floor of this period conversion, situated between Hornsey Road and Holloway Road.

Boasting a separate modern kitchen, modern bathroom, wood flooring, and ample storage space, this apartment offers a seamless blend of comfort and functionality. Situated in an excellent location within walking distance of Archway Station, this residence offers convenient access to transport links, local amenities, and vibrant city living. The property spans an impressive 251.12sqft/23.33sqm, providing a well-proportioned living space that is both practical and inviting.

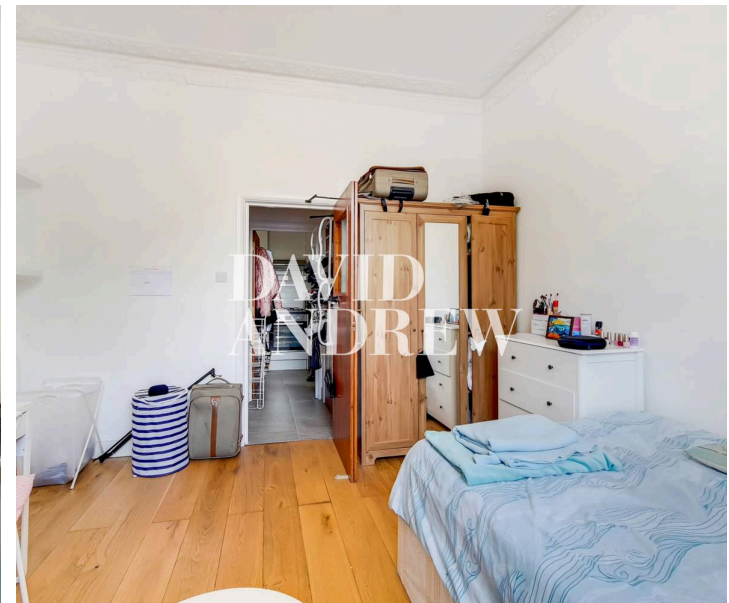
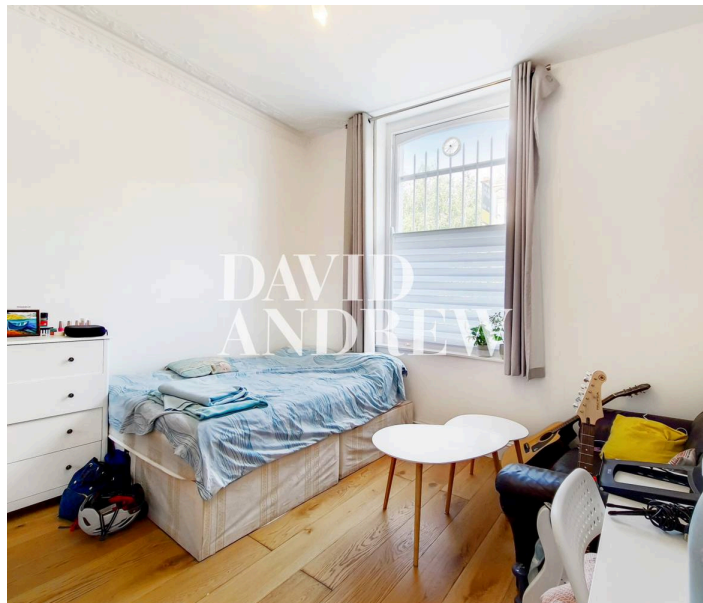
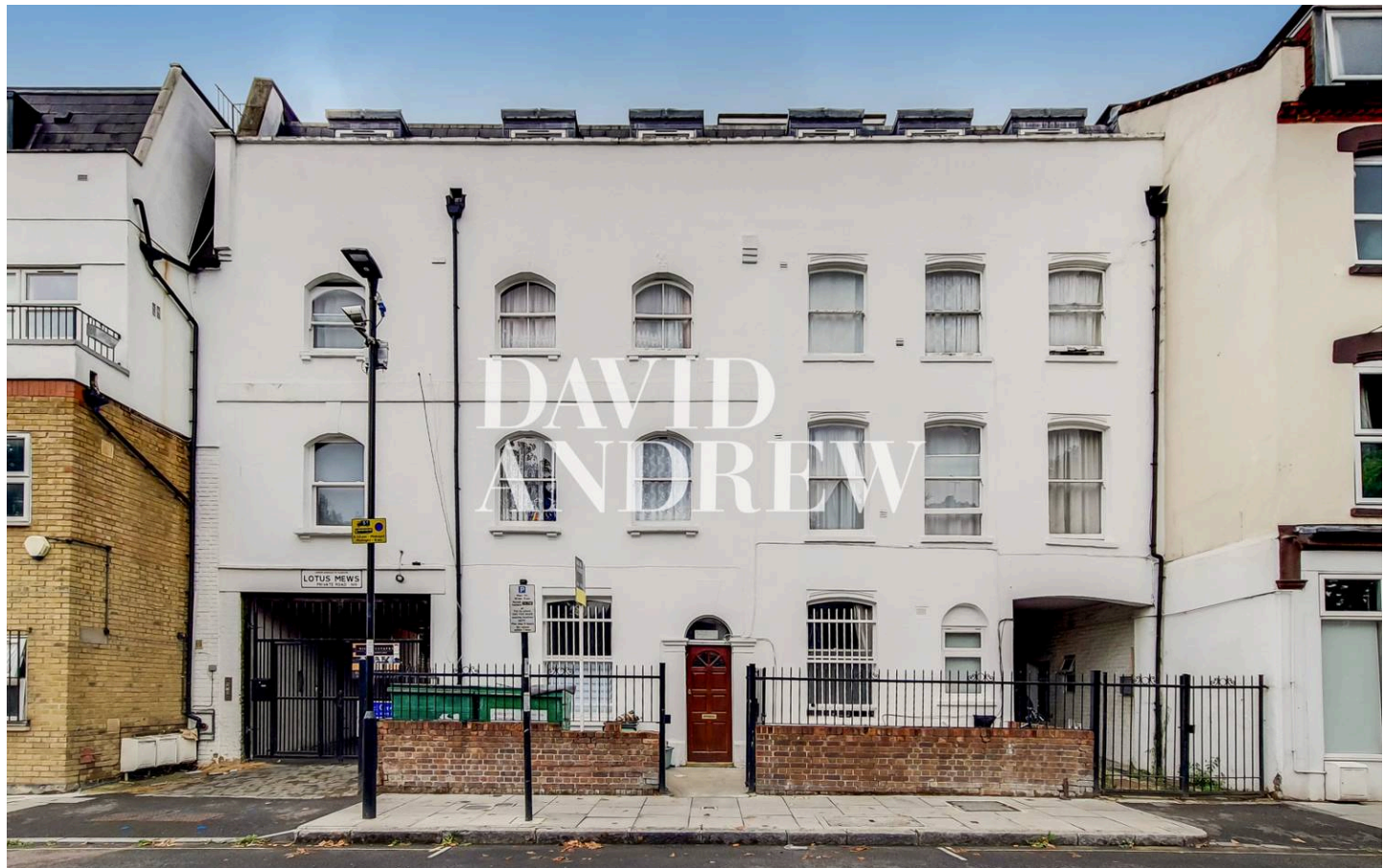
Offered furnished for added convenience, this apartment is ideal for individuals seeking a comfortable and low-maintenance living environment. Available for occupancy from the 13th of June, this property presents a prime opportunity for those looking to embrace city life in a modern and sophisticated setting. Book your viewing today and secure a prime urban sanctuary in this coveted location.

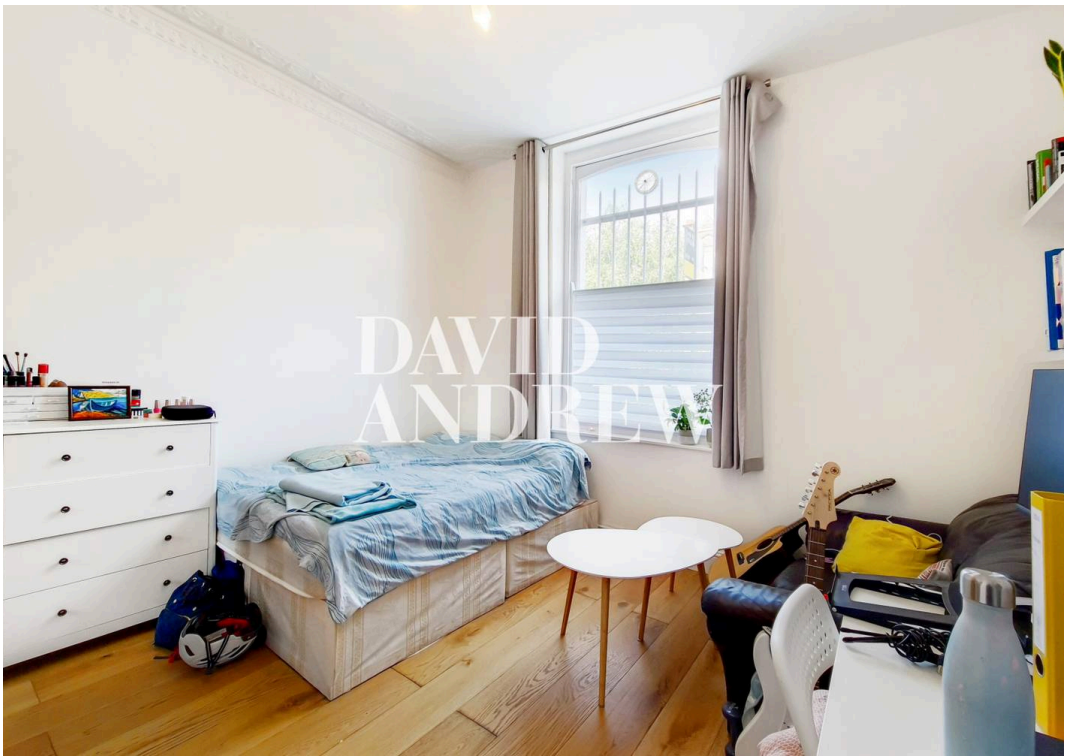
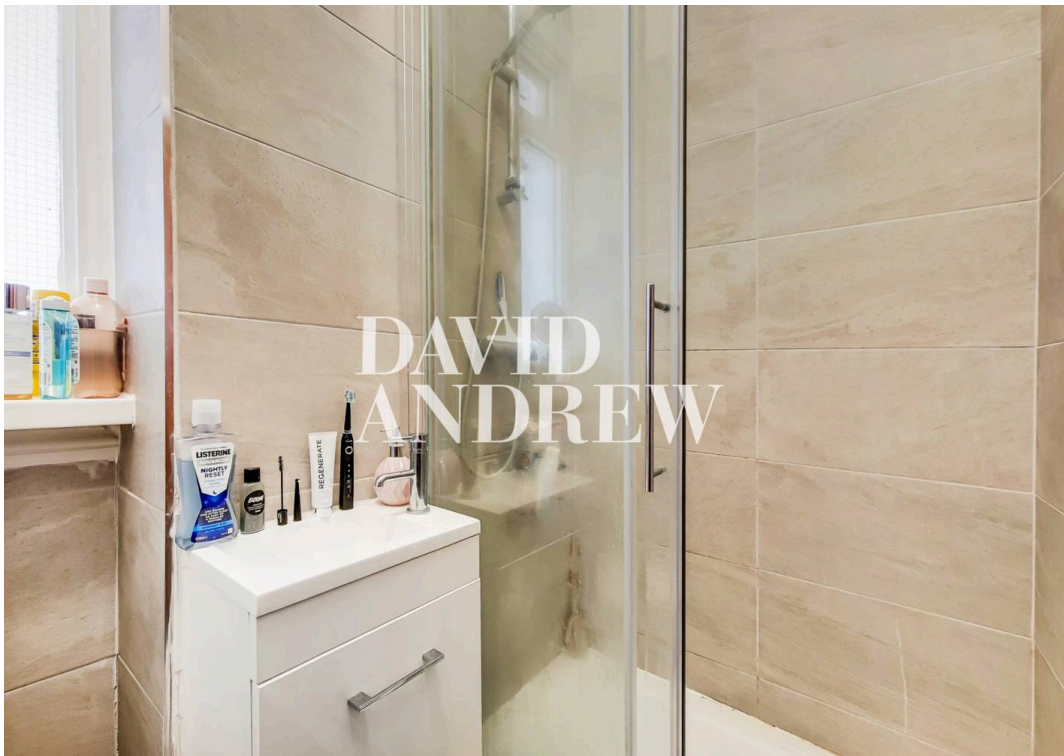
Council Tax band: B

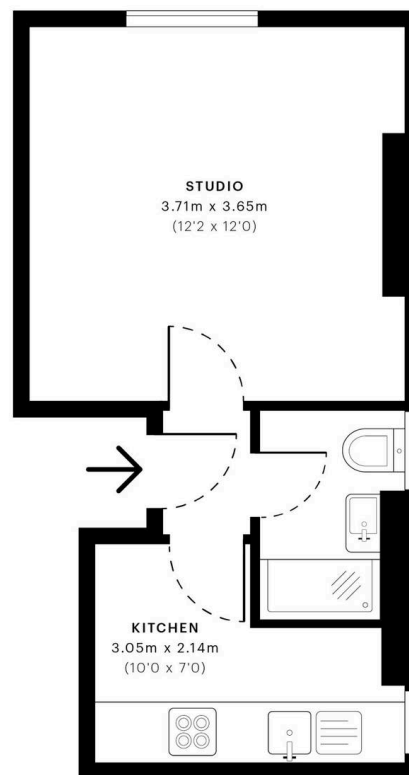
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Studio Apartment
- Separate Modern Kitchen
- Recently Refurbished
- Wood Flooring
- Ample Storage
- Excellent Location
- Walking Distance to Archway Station
- Comprising 251.12SQFT/23.33SQM
- Offered Furnished
- Available 13th of June







— Ground Floor

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

Finsbury Park Office

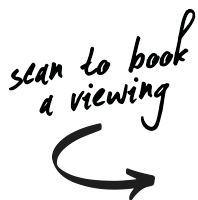
167 Stroud Green Road
London, N4 3PZ

T (0)20 7281 2000

Property Management Office

235 Blackstock Road
London, N5 2LL

T (0)20 7354 9222



GROSS INTERNAL AREA (GIA)
The footprint of the property
23.33 sqm / 251.12 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes wheelrooms, restricted head height
21.57 sqm / 232.18 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
0.00 sqm / 0.00 sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.3 m
0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 22.87 sqm / 246.17 sqft
IPMS 3C RESIDENTIAL 21.93 sqm / 236.05 sqft

SPEC ID: 6304aeb13fbc3b0dd8a38a69

has been exercised in the of these particulars, about the property must not be on as representations of or fact. Prospective applicants e and rely upon their own and those of professional ives. David Andrew Estates liability for any error contained in these particulars.

