



Church Garth Pemberton Gardens, N19
£2,000 pcm

**DAVID
ANDREW**

your
most
valuable
asset

Nestled in a prime North London location, this exquisite two bedroom apartment offers a rare opportunity for luxurious urban living.

Boasting two generous double bedrooms, a private balcony with stunning views, and a separate kitchen, this property is perfect for sharers seeking both comfort and style. Spanning an impressive 698.69SQFT/64.91SQM, this elegant abode is conveniently located close to amenities and mere moments from Archway Station, ensuring effortless connectivity to the city. Offered furnished and available now, this residence promises a lifestyle of sophistication and convenience.

Step outside and be greeted by a charming outdoor space that complements the allure of this remarkable flat. Whether enjoying a morning coffee al fresco or soaking in the panoramic vistas, the private balcony adds a touch of tranquillity to this urban oasis. Embrace the beauty of city living while relishing the peaceful ambience of your very own outdoor retreat, completing this exceptional offering in the heart of bustling North London.

Council Tax band: C

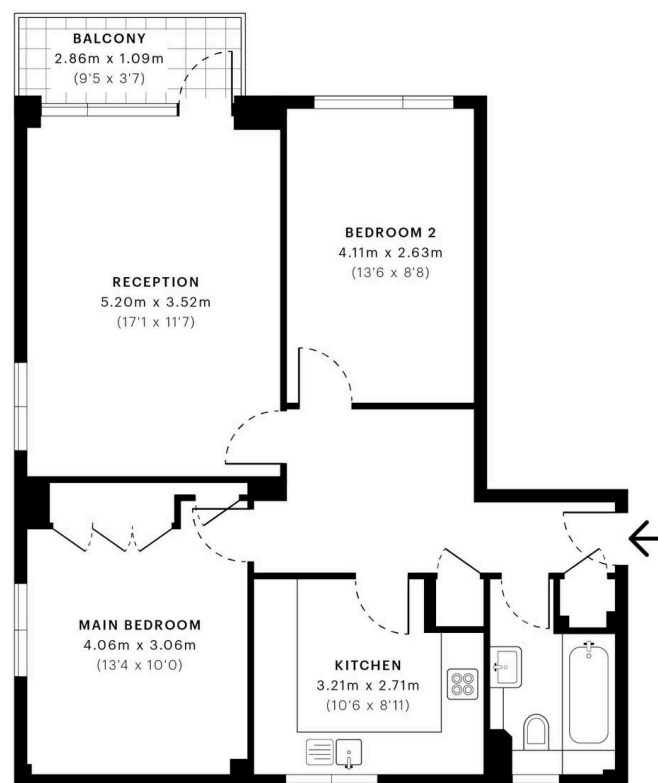
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Two Double Bedrooms
- Private Balcony with stunning views
- Separate Kitchen
- Ideal for Sharers
- Comprising 698.69SQFT/64.91SQM
- Close to Amenities
- Moments from Archway Station
- Excellent Location
- Offered Furnished
- Available Now







— Sixth Floor

GROSS INTERNAL AREA (GIA)
The footprint of the property
64.91 sqm / 698.69 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes wheelrooms, restricted head height
61.80 sqm / 665.21 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
3.05 sqm / 32.83 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 67.96 sqm / 731.52 sqft
IPMS 3C RESIDENTIAL 65.12 sqm / 700.95 sqft

SPEC ID: 6183d29ae5ee10ddfc672f

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.

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