



LYDEN COURT | | 642 HOLLOWAY ROAD | N193NU

£2,700 PER MONTH

LIVINGS
SPACE
ESTATE AGENTS

LYDEN COURT |
642 HOLLOWAY ROAD | N193NU
£2,700 PER MONTH

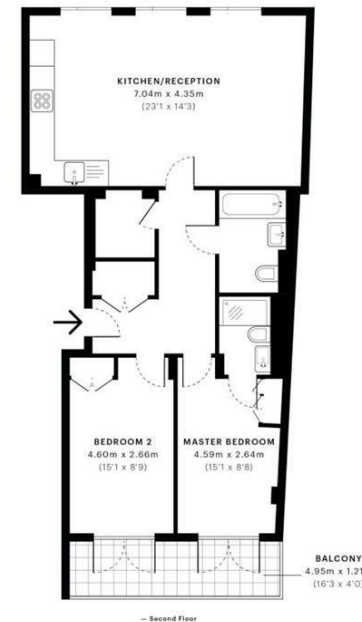
LIVING SPACE ARE PLEASED TO OFFER THIS STUNNING BRAND NEWLY BUILT 2 BEDROOM 2 BATHROOM APARTMENT SITUATED MINUTES AWAY FROM ALL AMENITIES AND TRANSPORT LINKS TO THE CITY. THIS FLAT HAS BEEN FINISHED TO A HIGH SPEC THROUGHOUT AND COMPRISES OF A GOOD SIZE DOUBLE BEDROOMS, BALCONY, OPEN PLAN RECEPTION ROOM WITH A MODERN FITTED KITCHEN WITH ALL APPLIANCES. CAN BE OFFERED PART FURNISHED. THIS PROPERTY ALSO BENEFITS FROM WOOD FLOORING THROUGHOUT, UNDERFLOOR HEATING, VIDEO PHONE ENTRY, BIKE RACK AND HAS ACCESS TO A COMMUNAL GARDEN. AVAILABLE ON THE 7TH JUNE 2026.

- FLAT
- 2 BATHROOMS
- PART FURNISHED
- LIFT
- WASHING MACHINE
- 2 BEDS
- ENERGY RATING : B
- BALCONY
- GARDEN
- GAS CENTRAL HEATING

- KITCHEN
- LIVING/DINING ROOM
- BEDROOM 1
- BEDROOM 2
- BEDROOM 3
- BEDROOM 4
- BEDROOM 5
- BEDROOM 6
- BATHROOM 1
- BATHROOM 2
- BATHROOM 3
- BATHROOM 4
- BATHROOM 5
- BATHROOM 6



LIVINGSPEC PROPERTY CHECK	Lyndon Court, N19	GROSS INTERNAL AREA 75.7 Sqm / 814.5 Sqft
	CAPTURE DATE 17/06/2020	LASER SCAN POINTS 95,791,667



GROSS INTERNAL AREA (GIA) The footprint of the property. 75.7 Sqm / 814.5 Sqft	NET INTERNAL AREA (NIA) Excludes walls and external features. Includes wall-thickness, suspended floor. 72.2 Sqm / 776.7 Sqft	EXTERNAL STRUCTURAL FEATURES Balconies, terraces, verandas etc. 6.0 Sqm / 64.5 Sqft	RESTRICTED HEAD HEIGHT Limited use area under 1.8m 0.0 Sqm / 0.0 Sqft
SPIC SPEC RESIDENTIAL 76.1 Sqm / 821.4 Sqft	SPIC SPEC RESIDENTIAL 76.1 Sqm / 821.4 Sqft	SPIC SPEC RESIDENTIAL 76.1 Sqm / 821.4 Sqft	SPIC SPEC RESIDENTIAL 76.1 Sqm / 821.4 Sqft

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

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(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	

COUNCIL TAX BAND E
EPC RATING

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