



Sussex Way, London – N19 4HY
£1,350 pcm

**DAVID
ANDREW**

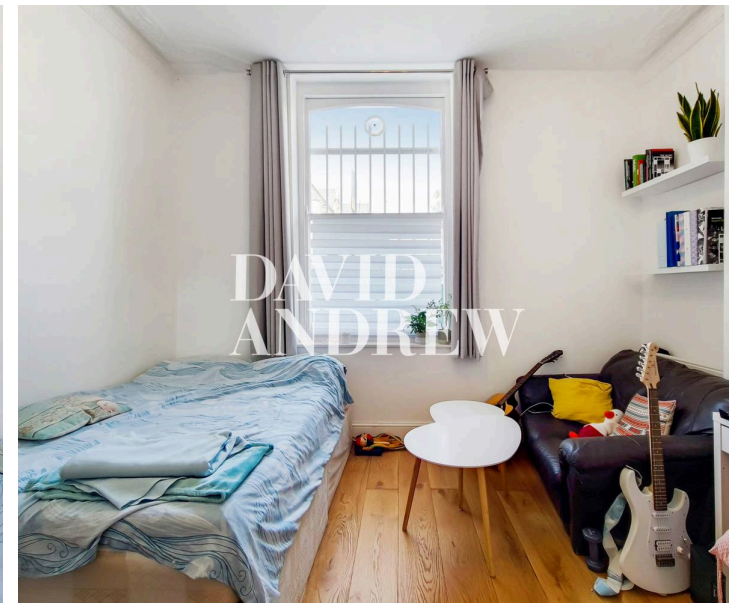
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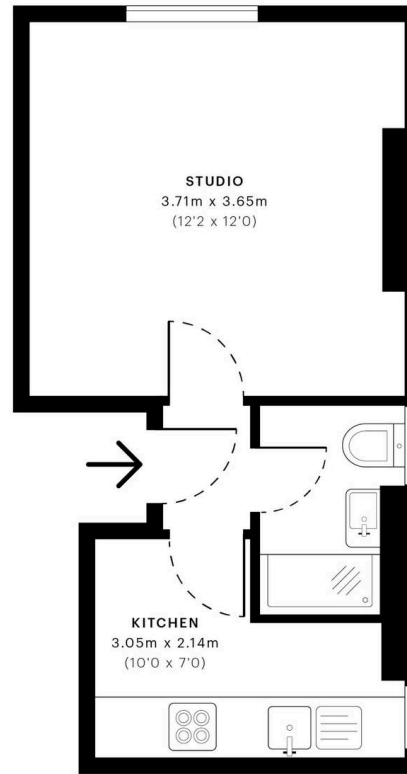
This studio apartment situated on the ground floor of this period conversion comprising of 251 sq ft (23 sq m) offers an opportunity to reside in a desirable in North London location.

The property features a separate, fully fitted modern kitchen, ideal for those who appreciate both style and functionality in their culinary pursuits. Natural light floods the living area, accentuating the sleek wooden flooring that runs throughout and creating a bright, welcoming atmosphere. Ample storage solutions have been seamlessly integrated, ensuring a clutter-free environment and maximising the available space.

This property combines modern living with an enviable location in a vibrant and well-connected neighbourhood. Offered Unfurnished and Available on the 23rd of December.

- Studio Apartment
- Comprising 251 sqft/23 sqmt
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- Fully Fitted Modern Kitchen
- Separate Kitchen
- Wooden Flooring Throughout
- Ample Storage
- Walking Distance to Archway and Upper Holloway Station
- Offered Unfurnished
- Available 23rd of December





— 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 1.5 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.

