



**Rossetti Court, Archway Road N6 4EY**  
**£3,250 pcm**

**DAVID  
ANDREW** | your  
most  
valuable  
asset



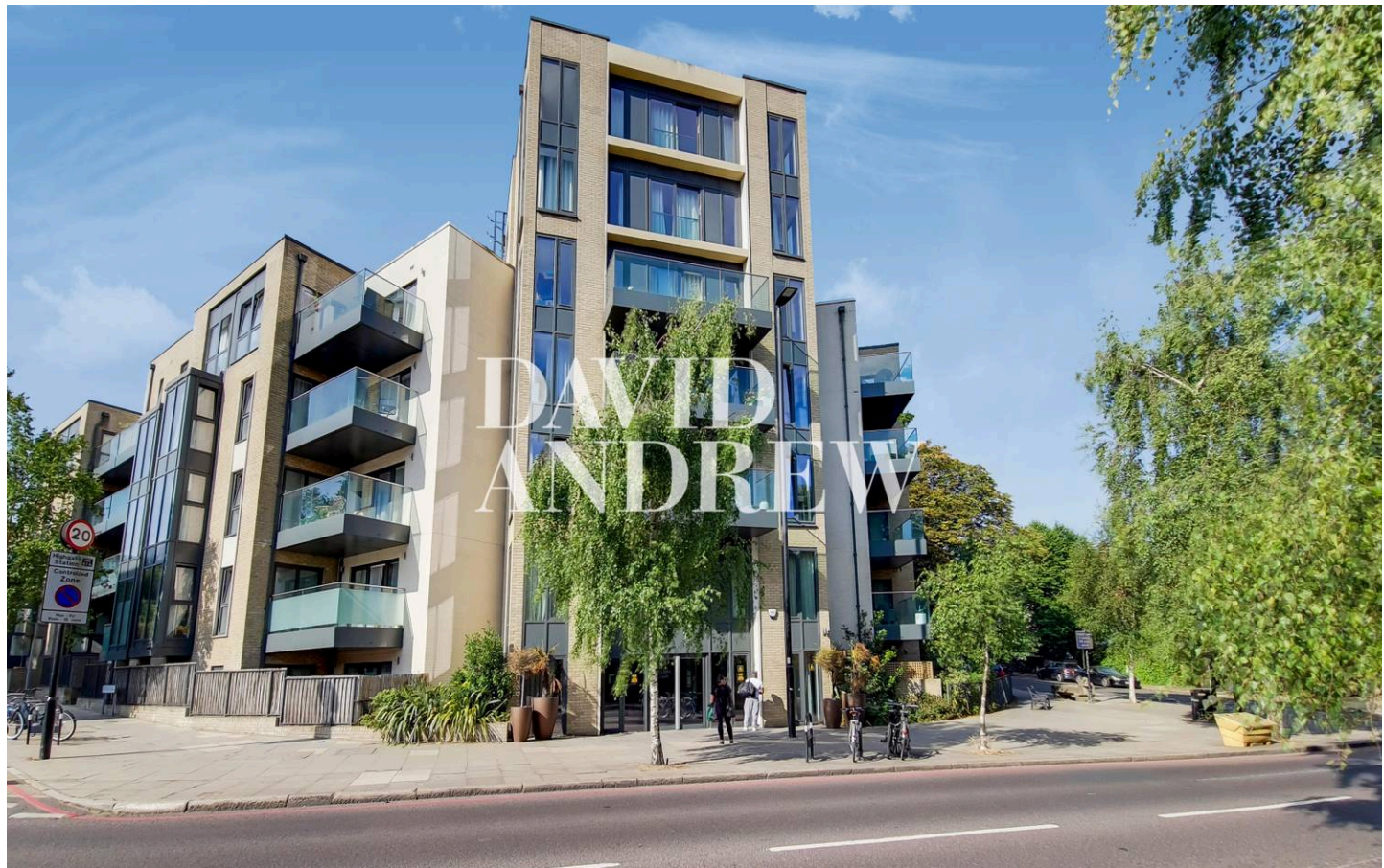
A stunning, modern two bedroom apartment with a balcony set within a modern development situated moments from Highgate Station.

The property features modern finishing's throughout, spacious open plan living room, fully fitted kitchen with integrated appliances. Further features include two double bedrooms, ample storage throughout, boasting natural light, three-piece modern bathroom & ensuite shower, double glazed windows, gas central heating, a balcony, a daytime 7-day concierge and lift access.

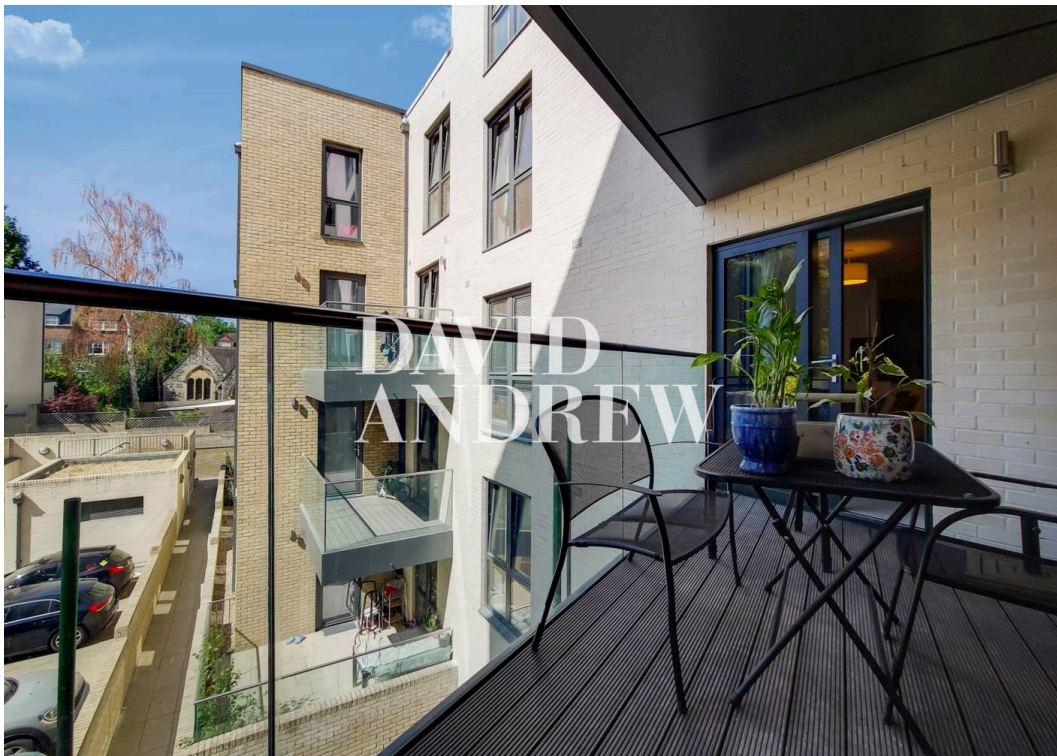
Rosetti Court is a lovely, quiet secure modern development ideal for professionals or families. The property is located only a short walk away from Highgate Station (Northern Line). Highgate with its cafes, bars and restaurants is a picturesque village surrounded by green space, including Highgate Wood, Waterlow Park and the famous Hampstead Heath. Offered Furnished. Available 10th of September.

Council Tax band: F EPC Energy Efficiency Rating: B

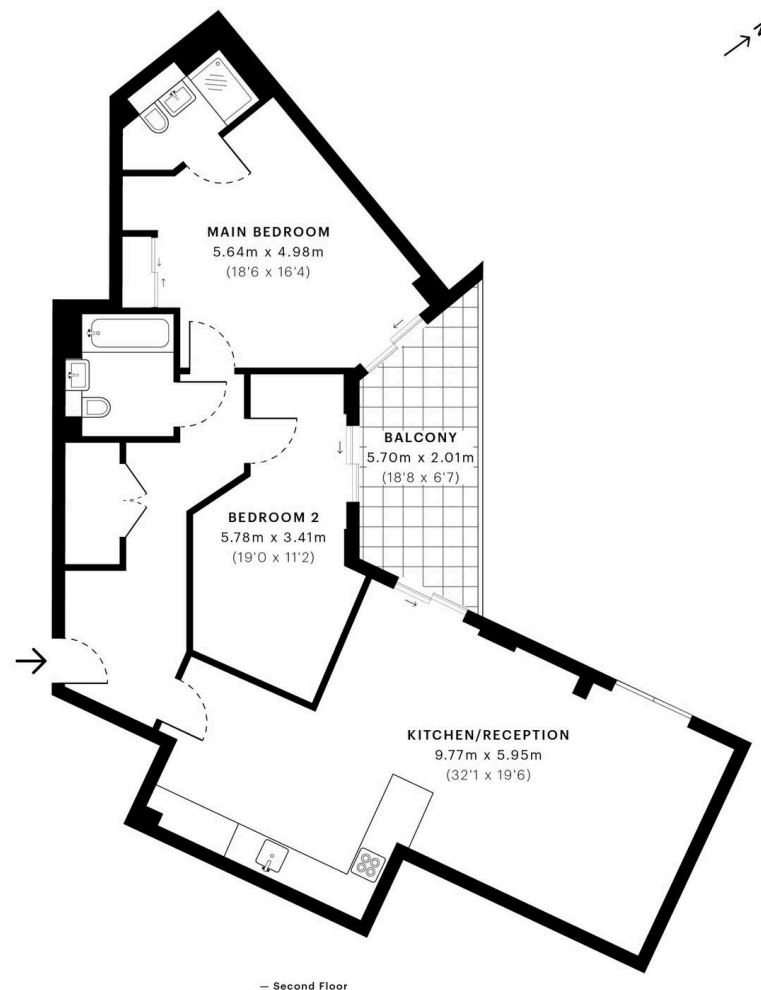
- Modern Development
- Two Double Bedrooms
- Private Balcony
- Open Plan Reception
- Fully Equipped Kitchen
- Two Bathrooms (One En-Suite)
- Concierge & Lift Access
- Short walk to Highgate Station (Northern Line)
- Offered Furnished
- Available 12th September











#### 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

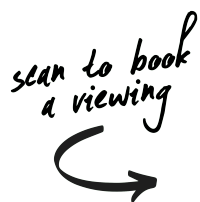
167 Stroud Green Road  
London, N4 3PZ

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  
97.83 sqm / 1053.03 sqft

NET INTERNAL AREA (NIA)  
Excludes walls and external features  
Includes wheelchair, restricted head height  
93.97 sqm / 1011.48 sqft

EXTERNAL STRUCTURAL FEATURES  
Balconies, terraces, verandas etc.  
8.81 sqm / 94.83 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 106.80 sqm / 1149.59 sqft  
IPMS 3C RESIDENTIAL 103.73 sqm / 1116.54 sqft

SPEC ID: 62d69a245538dd0dd87fa27a

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.

