



Queensland Road, N7  
£2,000 pcm

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ANDREW**

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most  
valuable  
asset



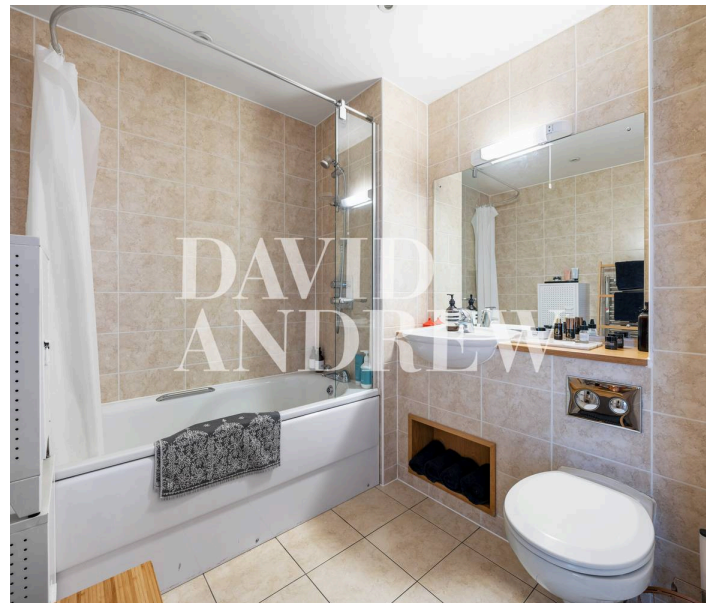
A well-presented one bedroom apartment with a private balcony, set in this highly impressive, sought after modern residential development located moments from Holloway Road Station and Highbury & Islington Station. Due to cladding works in the exterior of the building, a 10% deduction on the rent will be provided during the works. Works are due to be completed by September/October 2025.

Property features include a spacious open plan living space, a private balcony, a fully fitted modern kitchen, a large double bedroom with wardrobes & chest of drawers, a fully fitted modern bathroom, ample storage space, wood flooring, carpets in the bedroom, double glazed windows, central heating, extremely energy efficient, an onsite building manager and communal bike storage.

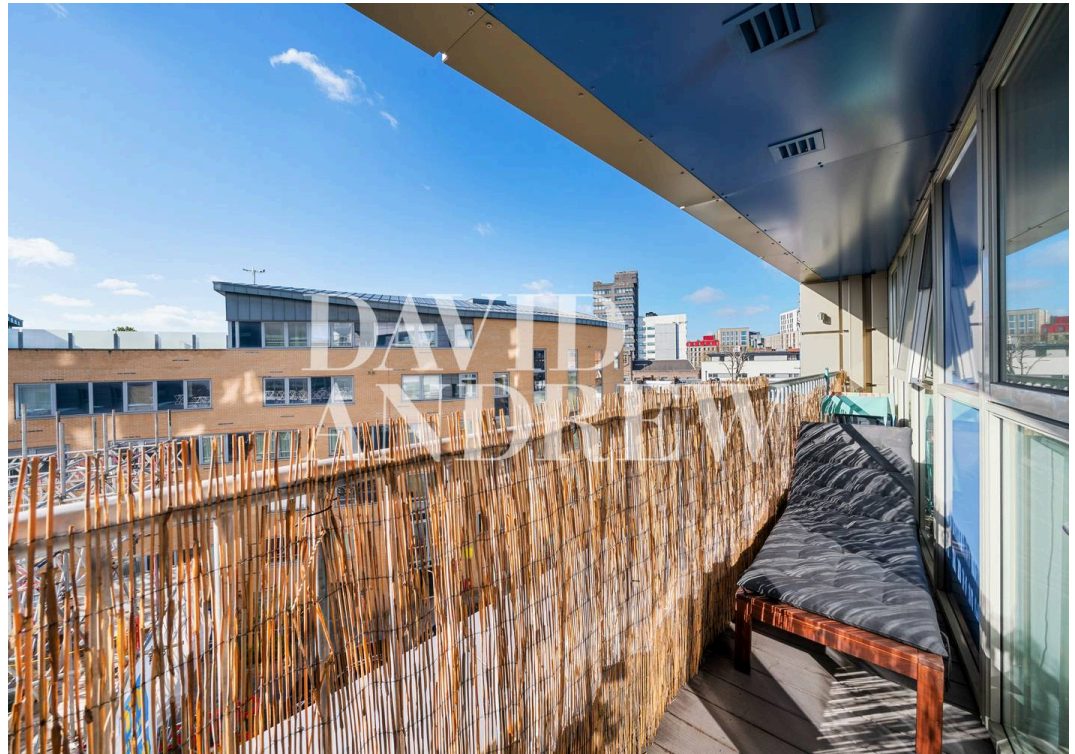
Occupying a prime position moments from the Emirates Stadium, Queensland Road is also in close proximity to the bustling vibrant shops, restaurants and cafes in Highbury and Islington together with excellent local transport links. Offered Part Furnished. Available 20th September

Council Tax band: D EPC Energy Efficiency Rating: B

- Modern Apartment
- Private Balcony
- One Double Bedroom
- Open Plan Living Space
- Fully Fitted Kitchen
- Concierge
- Secure Bike Storage
- 10% Discount due to EWS1 works
- Offered Part Furnished
- Available 20th September







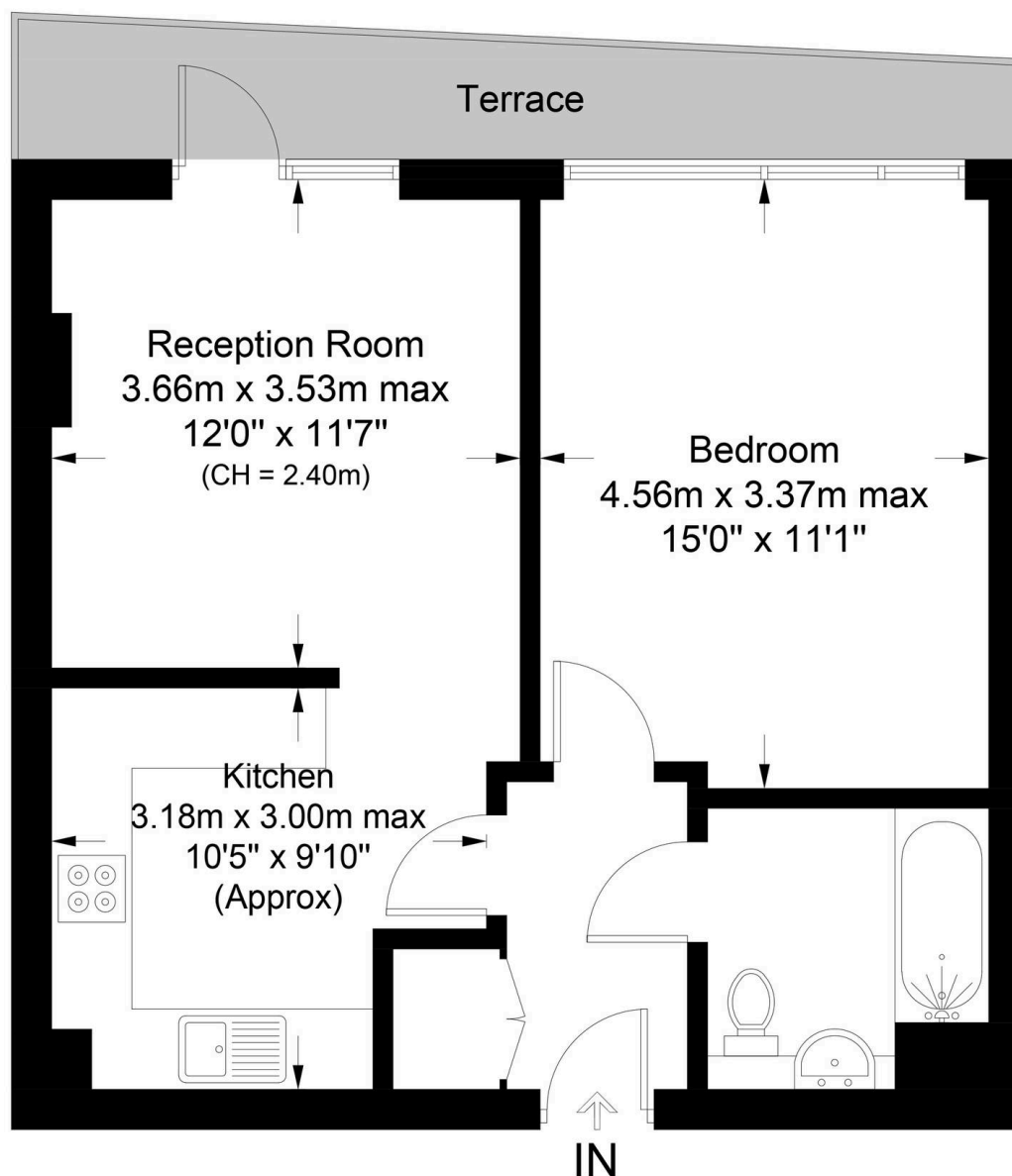




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Approximate Gross Internal Area = 510 sq ft / 47.4 sq m

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## Fourth Floor

scan to book  
a viewing



**Certified  
Property  
Measurer**

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID956447)



has been exercised in the of these particulars, about the property must not be as representations of r fact. Prospective applicants and rely upon their own nd those of professional es. David Andrew Estates ability for any error contained in these particulars.

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