



Landsdowne Court, Fairbridge Road, N19 3HS
£2,500 pcm

**DAVID
ANDREW**

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asset

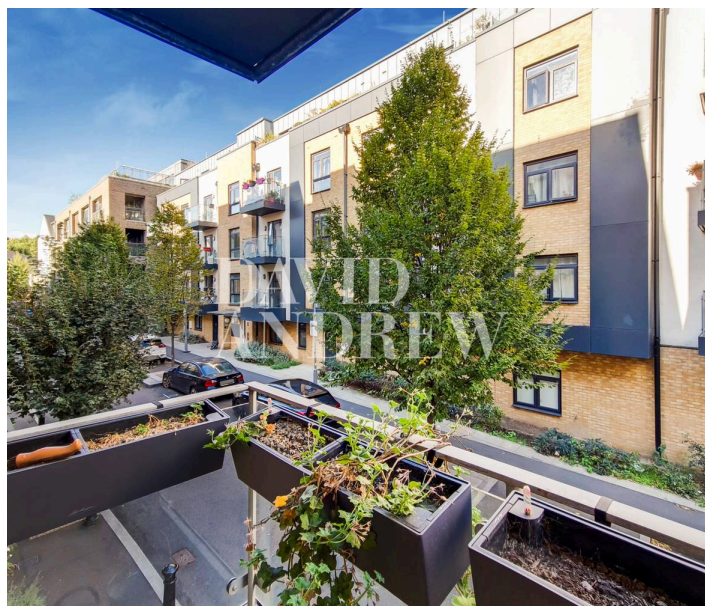
Situated on the first floor of a highly sought-after modern development, this impressive and generously proportioned two-bedroom apartment offers contemporary living in a vibrant and well-connected location.

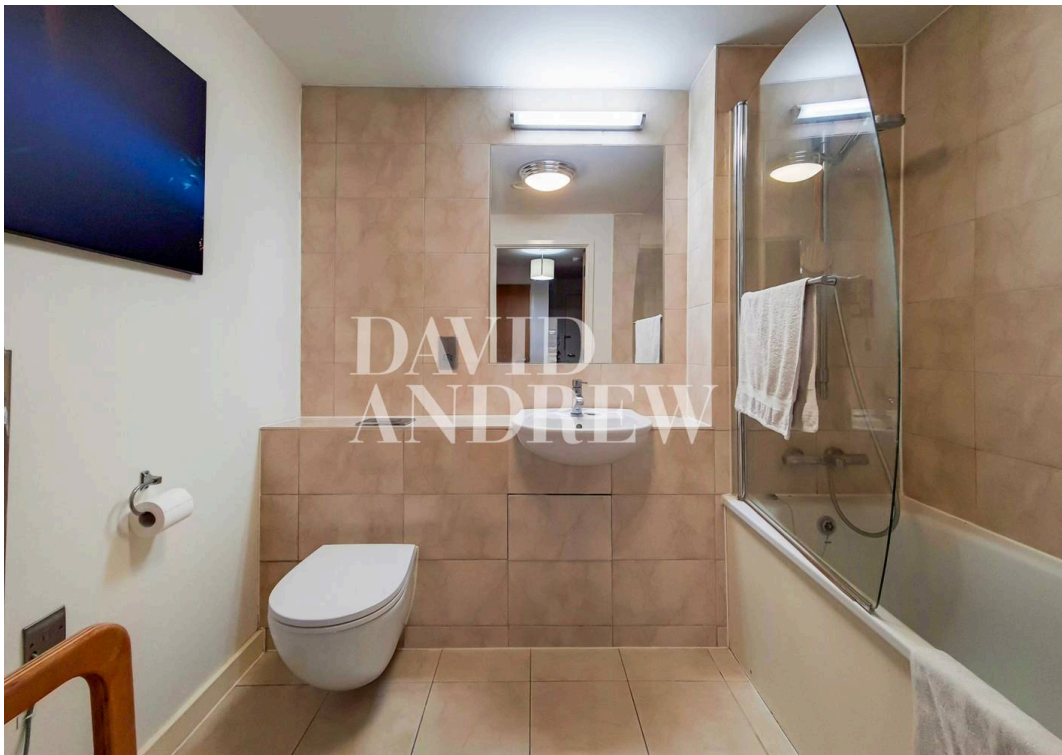
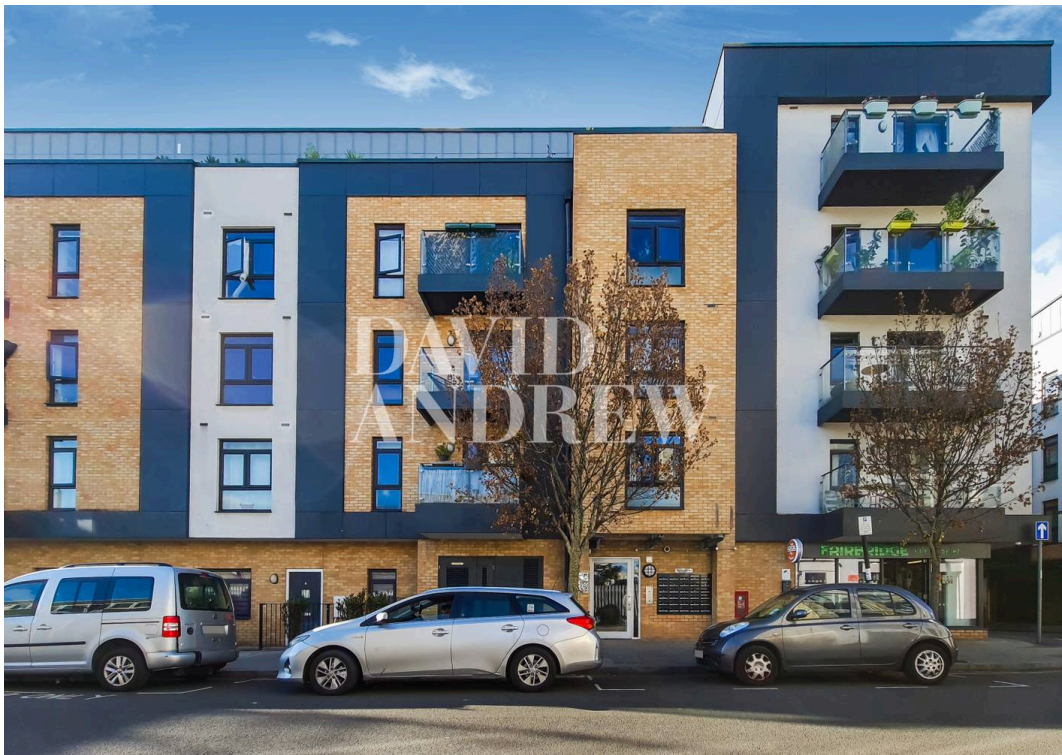
Presented in excellent condition throughout, the property features a bright and spacious open-plan reception room with a fully integrated kitchen, leading out to a private balcony perfect for relaxing or entertaining. The apartment further comprises two well-sized double bedrooms, a stylish modern bathroom, central heating, ample storage, wood flooring, carpeted in the bedrooms and a large entrance hall providing a welcoming sense of space.

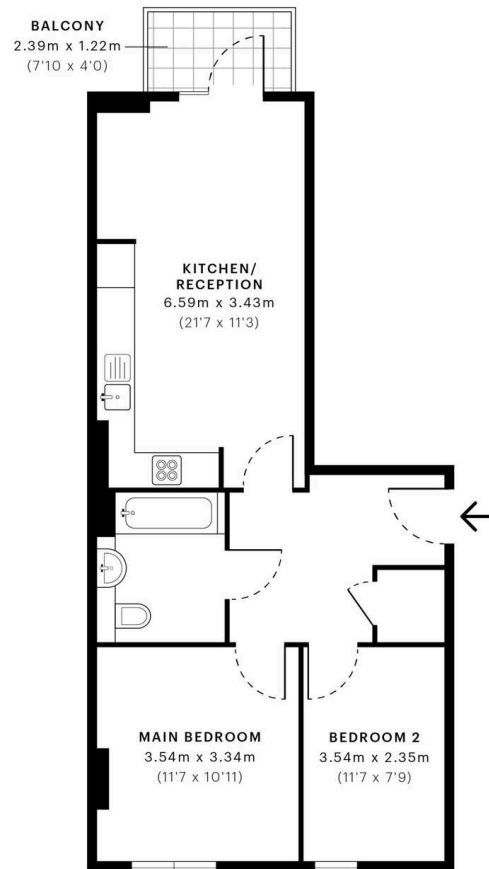
Ideally located within easy reach of Archway Underground Station (Northern Line), Upper Holloway Overground, and numerous bus routes, the property is also moments from a wide array of local shops, cafes, bars, and restaurants. Offered fully furnished and available from 31st of October.

Council Tax band: D / EPC Energy Efficiency Rating: B

- Two Double Bedrooms
- Private Balcony
- Comprising 626.57SQFT/58.21SQM
- Fully fitted open-plan Kitchen
- Modern and Bright Interior
- Excellent condition
- Double Glazed Windows
- Walking Distance to Archway and Upper Holloway Stations
- Offered Fully Furnished
- Available From 31st October







— First 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

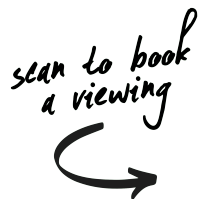
167 Stroud Green Road
London, N4 3PZ

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
58.21 sqm / 626.57 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes swimming, rooftop/pool height
55.93 sqm / 602.03 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
2.82 sqm / 30.35 sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.8m
0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with
Royal Institution of Chartered Surveyors' Property Measurement Standards.
Plans 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 61.54 sqm / 662.41 sqft
IPMS 3C RESIDENTIAL 58.09 sqm / 624.50 sqft

SPEC ID 5631eefd28ea2cd0dbf72b6ff

has been exercised in the
of these particulars,
about the property must not be
on as representations of
or fact. Prospective applicants
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