

Arthur Road, N7 6DS £3,000 pcm



An exceptional split-level two-bedroom apartment, beautifully presented and ideally located close to Holloway Road Station. Arranged across the upper floors of a charming period conversion, with a private garden and terrace complete with outdoor furniture, this impressive property offers the perfect balance of tranquility and convenience.

Upon entering, you are greeted by a spacious living area flooded with abundant natural light, enhancing the stylish neutral décor that complements the wooden flooring throughout. The apartment features two bright and spacious double bedrooms, a stunning open-plan reception area with large dual-aspect windows. The fully-fitted modern kitchen is a standout feature, equipped with contemporary appliances and ample storage space for culinary enthusiasts.

Situated on Arthur Road, the property enjoys excellent transport links, with Holloway Road Station (Piccadilly Line), Finsbury Park Station (Great Northern / Piccadilly / Thameslink Lines), Drayton Park (National Rail), and Upper Holloway (Overground) all within walking distance. A wide selection of shops, restaurants, cafés, and local amenities are nearby, including a large Waitrose just a few minutes away. Neighbourhoods such as Tufnell Park, Crouch Hill, Archway, and Holloway Road are all easily accessible, offering a vibrant mix of green spaces and urban living. Available now and offered furnished.

Council Tax band: F / EPC Energy Efficiency Rating: D / EPC Environmental Impact Rating: E

- Spacious Two Double Bedrooms
- Private Garden & Terrace
- Comprising 87 sq mt / 935 sq ft
- Fully Fitted Modern Kitchen
- Abundant Natural Light
- Stylish Neutral Décor
- Wooden Flooring Throughout
- Walking distance to Holloway Road Stations
- Offered Furnished
- Available Now

















## Arthur Road, N7

Approximate Gross Internal Area = 920 sq ft / 85.5 sq m Reduced Headroom = 15 sq ft / 1.4. sq m Total = 935 sq ft / 86.9. sq m







671 Holloway Road London, N19 5SE

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## **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







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 comp



as been excercised in the of these particulars, out the property must not be as representations of fact. Prospective applicants and rely upon their own d those of professional s. David Andrew Estates billty for any error contained in these particulars.



