



**Sussex Way – N19 4HY**  
**£1,600 pcm**

**DAVID  
ANDREW**

your  
most  
valuable  
asset

A large and modern studio apartment with a private patio, set on the ground floor of this well maintained private block. This property is conveniently situated between Archway Station and Holloway Road Station. This self contained spacious studio apartment offers modern features throughout, a fully fitted modern kitchen, wood flooring, double glazed windows, gas central heating, ample storage and a private patio. You are spoilt for choice with an array of trendy shops, pubs and restaurants within walking distance to the property.

The property is also located a few minutes walk to Archway (Northern Line) tube station and within a 10-15 minutes walk to Holloway Road tube station. Offered unfurnished and available on 2nd of February.

Council Tax band: B

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: B

- Studio Apartment
- Private Outdoor Space
- Comprising 28 sq mt / 300 sq ft
- Modern Fully Fitted Kitchen
- Wooden Flooring Throughout
- Ample Storage
- Close to Amenities
- Walking Distance to Archway and Upper Holloway Stations
- Offered Unfurnished
- Available 2nd of February







scan to book  
a viewing  
FLOOR 1



GROSS INTERNAL AREA  
FLOOR 1: 298 sq. ft, 28 m<sup>2</sup>, EXCLUDED AREAS:  
PATIO: 116 sq. ft, 11 m<sup>2</sup>  
TOTAL: 298 sq. ft, 28 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

in these particulars.

DAVID  
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