



Hargrave Road, N19 5SH
£1,500 pcm

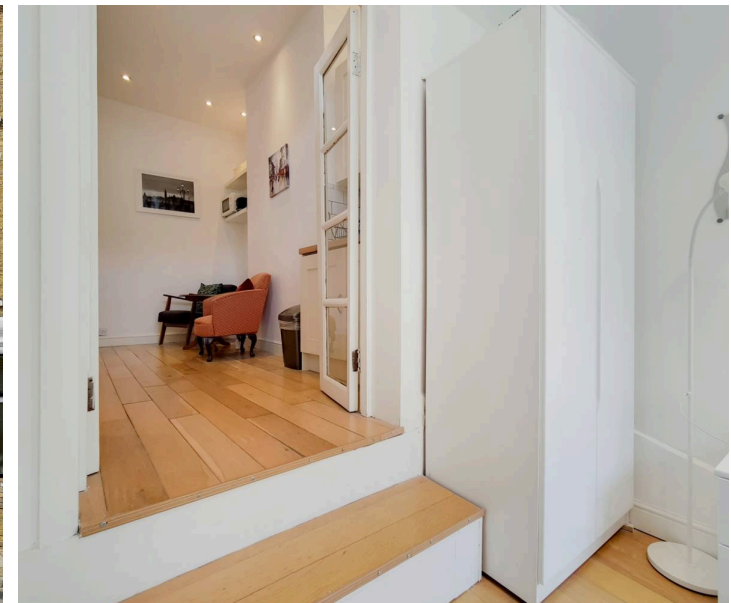
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ANDREW** | your
most
valuable
asset

A stunning and beautifully presented modern studio apartment, thoughtfully designed to maximise both space and comfort within its 25 sq m (269 sq ft) layout, ideally located in the sought-after Archway area moments from Archway Station. The property features sleek wooden flooring throughout and benefits from large double-glazed windows that flood the apartment with natural light, creating a bright and welcoming atmosphere. Cleverly designed and exceptionally well laid out, the studio almost feels like a one-bedroom apartment, offering a distinct sense of space and separation rarely found in similar properties. The contemporary three-piece bathroom has been finished to a high standard, combining both style and practicality.

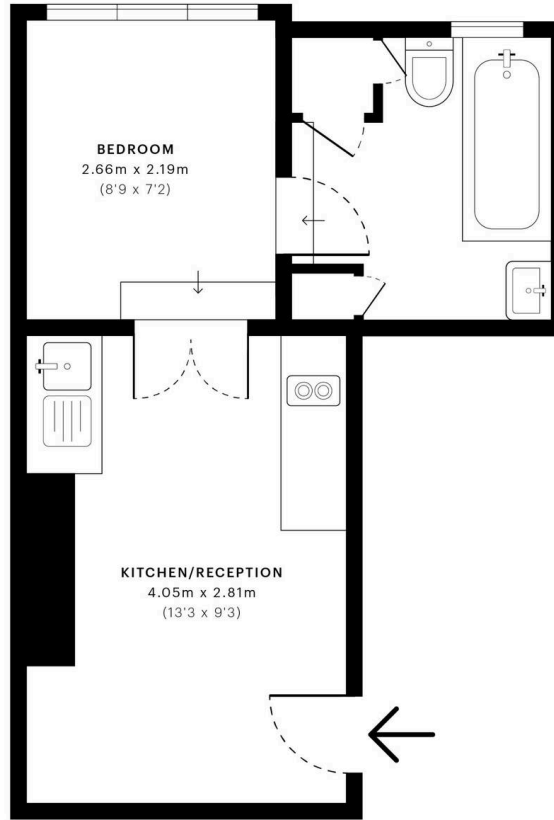
Situated within easy walking distance of both Archway and Upper Holloway stations, the property offers excellent transport links with swift access into Central London and beyond. A wide range of local shops, cafés, restaurants, and everyday amenities are also just moments away, making this an exceptionally convenient location. Offered furnished and available from 24th July.

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

- Studio Apartment
- Comprising 25 sq mt / 269 sq ft
- Three - Piece Bathroom
- Wooden Flooring Throughout
- Double Glazed Windows
- Good Natural Light
- Close to Amenities
- Walking Distance to Archway and Upper Holloway Stations
- Offered Furnished
- Available 24th of July







— 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

scan to book a viewing



GROSS INTERNAL AREA (GIA)
The footprint of the property
23.89 sqm / 257.15 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes sweeprooms, restricted head height
21.80 sqm / 234.65 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
0.00 sqm / 0.00 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 23.22 sqm / 249.94 sqft
IPMS 3C RESIDENTIAL 21.80 sqm / 234.65 sqft

SPEC ID: 6155c5ddd6ec70dd4cc6088

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.

