



**WELL PRESENTED ONE BEDROOM APARTMENT ON THE FIRST FLOOR OF A MODERN BUILDING IN THE STYLE OF A PERIOD HOUSE**

FLAT B, ARUNDEL PLACE, BARNSBURY, ISLINGTON, LONDON, N1 1LS

**Unfurnished, £435 per week** + £276 inc VAT tenancy paperwork fee and other charges apply.\*

**Available now**





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**£435 per week Unfurnished**

- 1 Double bedroom, 1 bathroom • Fitted wardrobes • First floor apartment • Semi-open plan kitchen • Close to Highbury tube • EPC Rating = C • Council Tax = D

### Situation

Arundel Square is a large open square with a landscaped central garden. The square comprises large period houses on three sides, and has recently been improved by the addition along the southern side of the square of the prestigious Blackthorn Avenue development. The apartment is on the first floor and boasts attractive views across the square.

Highbury and Islington station (Victoria Line, Overground and National Rail) is approximately 750 metres walk. Oxford Circus can be reached within 4 stops, National Rail links to Old Street and Moorgate, and London Overground connects to East and South London. Canary Wharf can be easily accessed by taking the London Overground towards Stratford International and changing onto the Jubilee line.

Caledonian Road and Barnsbury Station is approximately 800 metres walk and is on the London Overground which has excellent links to central, west and southwest London.

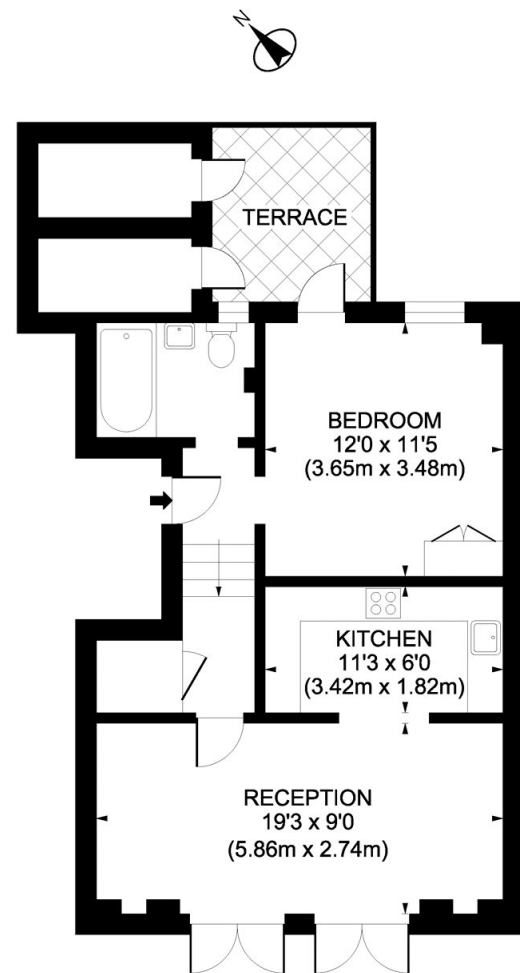
### Description

Well presented one bedroom apartment on the first floor of a modern building in the style of a period house. One double bedroom with fitted wardrobes, bathroom, reception room with adjoining fully fitted kitchen.

### Viewing

Strictly by appointment with Savills.





FIRST FLOOR


Arundel Place, N1

Gross Internal Area 560 sq ft/52 sq metres

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## Energy Performance

A copy of the full Energy Performance Certificate is available on request.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>	72	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 





## Savills Islington

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\*Tenancy paperwork fees including drawing up the tenancy agreement, reference charge for one tenant - £276 (inc VAT). £36 (inc VAT) for each additional tenant, occupant, guarantor reference where required. Inventory check out fee – charged at the end of the tenancy. Third party charge, sliding scale, dependent upon property size and whether furnished/unfurnished/part furnished and the company available at the time. For example, a minimum charge being £69 (inc VAT) for a one bedroom flat in the country and maximum of £582 (inc VAT) for a 6 bedroom London house. Deposit – usually equivalent to six weeks rent, though may be greater subject to mutual agreement. Pets – additional deposit required generally equivalent to two weeks rent. For more details visit [Savills.co.uk/fees](https://www.savills.co.uk/fees). **Please be advised that the local area maybe/is affected by aircraft noise. We advise you make your own enquiries regarding any associated noise within the area.** 20151022GBXX

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