



**A STUNNING ONE BEDROOM APARTMENT IN THIS NEW DEVELOPMENT NEAR
EMIRATES STADIUM.**

QUEENSLAND ROAD, Highbury, Islington, London, N7 7FJ

Furnished, £395 pw (£1,711.67 pcm) + £285 inc VAT tenancy paperwork fee and other charges apply.*

Available from 10/06/2019



- 1 Bedrooms • 1 Bathrooms • 1 Receptions
- Stylish apartment • 1 bedroom, 1 bathroom •
- Brand new development • Wood floors • High standard finish • In-house gym and concierge •
- EPC Rating = B • Council Tax = D

Situation

Highbury is a residential suburb in the London Borough of Islington. The area has traditionally had a very friendly, mixed demographic, from music producers to bankers, comedians and journalists to lawyers and politicians. Within a short walk of Highbury & Islington Station is the open space of Highbury Fields surrounded by impressive Georgian and Victorian architecture, popular in the summer months with outdoor public tennis and netball courts and a small indoor fitness centre and pool. Highbury Barn is a small parade of independent award winning local shops and amenities, including Godfrey's butchers and Highbury Vintners.

Housing stock in the area is largely Victorian and Georgian, ranging from the grand villas of Highbury Hill and the huge flat fronted town houses of Highbury Place to the pretty, tree lined streets east of Petherton Road and north of Highbury Fields.

Description

This beautiful fourth floor apartment features an open plan modern kitchen and reception room with wood floors throughout and direct access to the private balcony offering views over the courtyard.

The double bedroom benefits from floor to ceiling windows and a large fitted wardrobe.

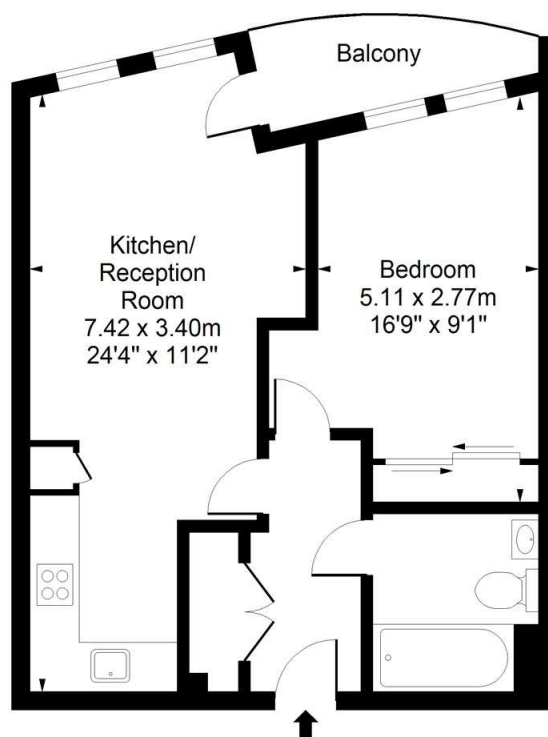
This stunning apartment further benefits from a stylish modern bathroom with monsoon shower head and ample storage.





Queensland Road

Gross internal area = 499 sq ft / 46 sq m



Fourth Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.


Energy Performance

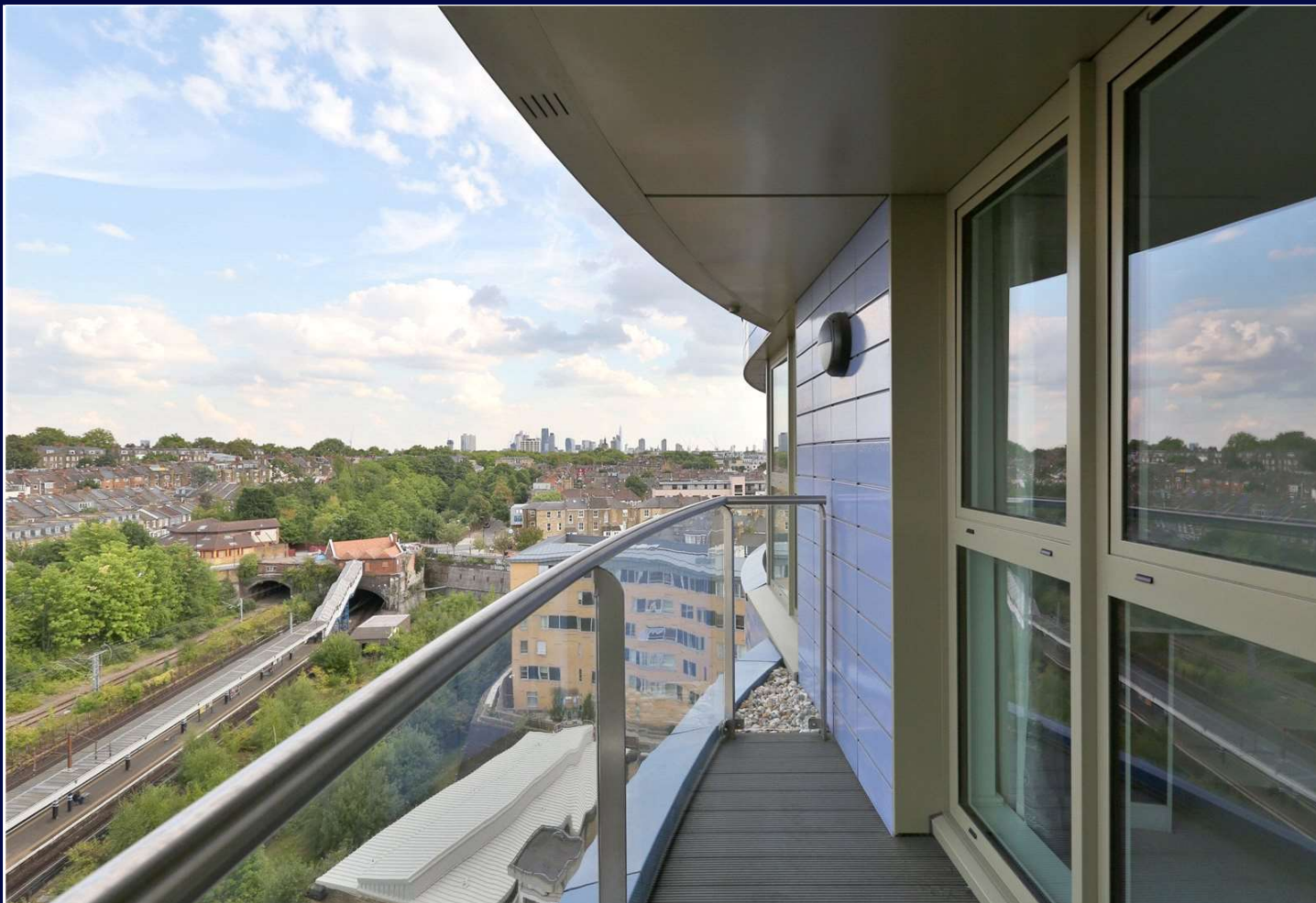
A copy of the full Energy Performance Certificate is available on request.

Viewing

Strictly by appointment with Savills.

savills.co.uk

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	83	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC 	



*Tenancy paperwork fees including drawing up the tenancy agreement, reference charge for one tenant - £285 (inc VAT). £39 (inc VAT) for each additional tenant, occupant, guarantor reference where required. Inventory check in fee – charged at the start 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. **Please be advised that the local area maybe affected by aircraft noise and/or planning applications. We advise you make your own enquiries.** 20190417CRIC

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Islington Lettings

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