

Available Beginning June 2025 | Generously Sized Studio Apartment | First Floor Flat | Unfurnished | Gas Central Heating | Double Glazing | Newly Refurbished | Finsbury Park and Arsenal Station | Victoria and Piccadilly

**CHURCHILL**  
estates



**Riversdale Road, London, N5 2ST**  
£1,495 Per Calendar Month



To view call **0208 503 6060**  
Email [walthamstow@churchill-estates.co.uk](mailto:walthamstow@churchill-estates.co.uk)

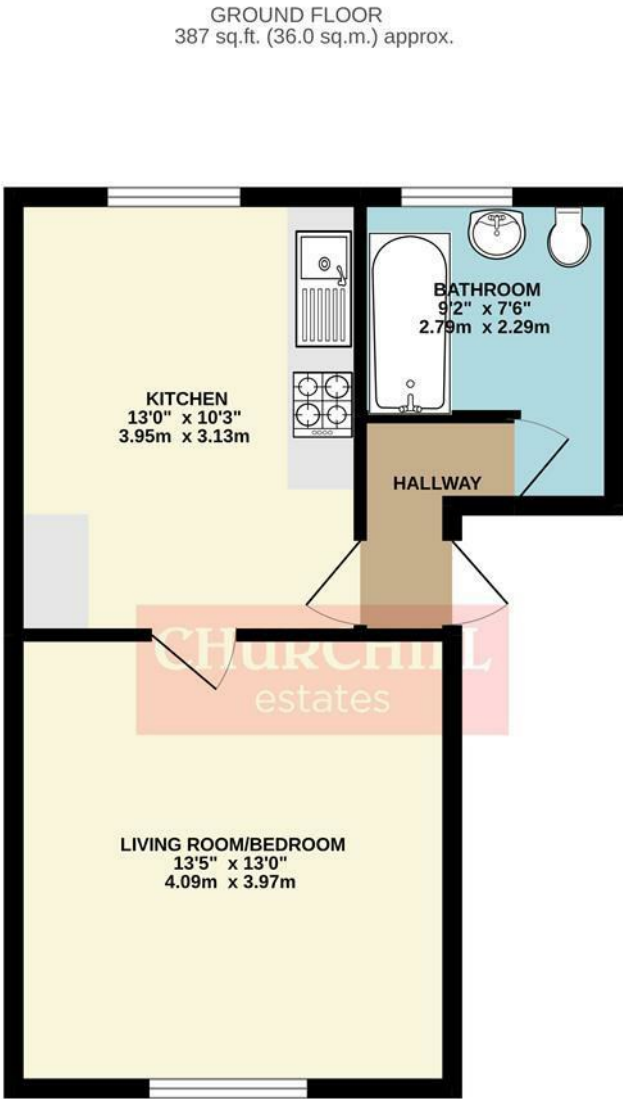




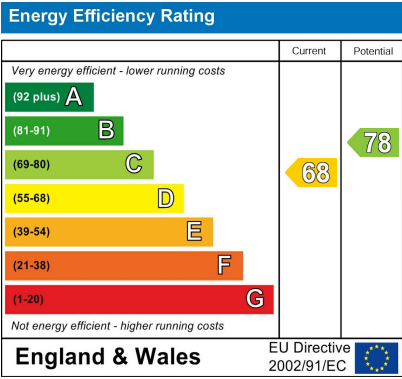
Available Beginning June 2025- Unfurnished - Churchill Estates are delighted to offer this completely refurbished Period Conversion Studio Flat situated conveniently for access to Arsenal & Finsbury Park Stations, Clissold Park, Local Bus/Cycle Routes, Shops, Bars and Restaurants.

The property itself is finished to a high specification throughout and has been redesigned to conform with modern living with 13ft open-plan kitchen/dining room incorporating a newly fitted kitchen with appliances, modern bathroom suite and generous Living room/double bedroom. The property also benefits from a newly installed gas central heating system and modern double glazing.

Early Viewings Advised.



TOTAL FLOOR AREA : 387 sq.ft. (36.0 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Council Tax Band - C

EPC rating - D

12 Month minimum tenancy (6 month break clause may be available)

5 week security deposit - £1725

The Agent has not tested any apparatus ,equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.  
References to the tenure of a property are based on information supplied by the seller. The agent has not had the sight of the title documents. A buyer is advised to obtain verification from their solicitors.

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