

Arundel Place, London, N1

This spacious two bedroom garden flat is situated overlooking Arundel Square Gardens.

The property has its own front door, accessed to the side of this home and comprises two double bedrooms to the front, with the main room having an en-suite shower, a further internal bathroom, a large modern kitchen and a generous lounge make up the remainder of this well appointed apartment.

The lounge leads directly a private rear garden and there is a small front patio (accessed via both bedrooms).

The apartment is enviably located within moments of Highbury & Islington tube station.

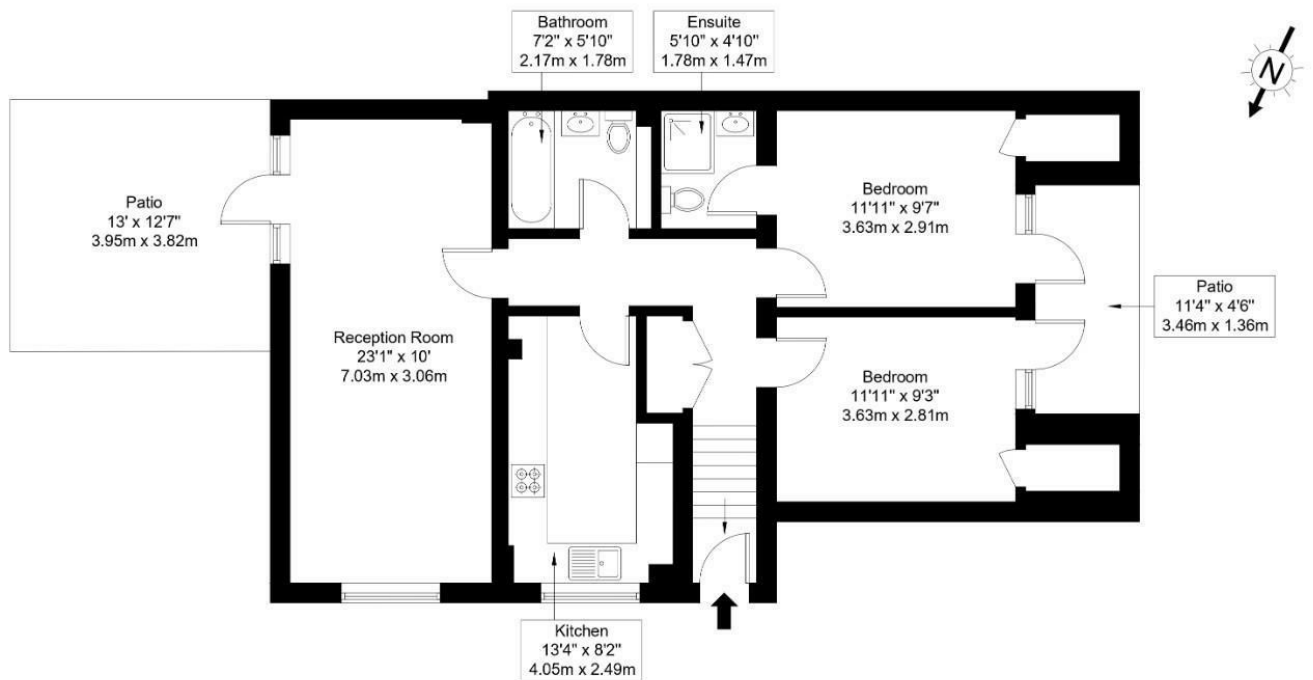
Offered on unfurnished basis.

- Two double bedrooms
- Two bathrooms
- Front terrace
- Rear garden
- Unfurnished
- Head lease prohibition on pets

£3,250 Per month

Arundel Place, N1 1LS

Approx Gross Internal Area = 76.2 sq m / 820 sq ft



Lower Ground Floor

Ref :

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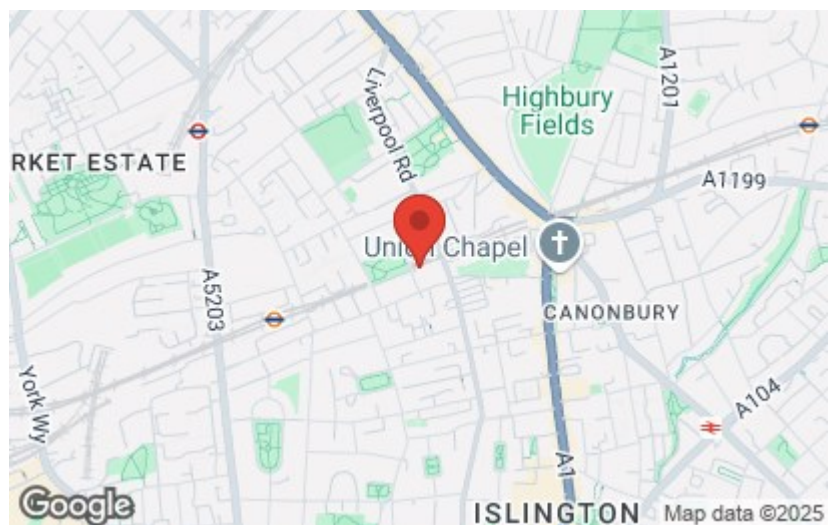
**BLEU
PLAN**

The floor plan is to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced, it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out your own inspection of the property.

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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