

# NOVUS Residential

SALES  
LETTINGS  
MANAGEMENT

## ARTHUR ROAD, ISLINGTON, N7



A well-presented, four double bedrooms, two-bathroom, upper maisonette located upon this sought-after residential street, closely located to Islington's famed leisure and transport amenities. The accommodation, which extends to in excess of 1,450 sq ft, is laid out across three floors and comprises first floor open-plan kitchen/diner/reception extending to 35 ft from front to rear. The second floor comprises two large double bedrooms and a fully tiled family bathroom suite, the top (third) houses two further double bedrooms and shower suite. Features include marble fire surround with cast iron inset, high ceilings, feature walls to all bedrooms, UPVC double-glazing throughout and gas central heating.

Arthur Road consists is an attractive residential street of residential properties. The immediate area has benefitted greatly in recent years from the relocation of Arsenal Football Club to their new Emirates Stadium at Drayton Park. This has seen a large local investment in the surrounding infra structure of which residents of the above will benefit. Numerous high-end retailers are to be found locally to include Waitrose and many coffee chains and local transport options abound; bus routes and Arsenal and Holloway Road Underground stations (Piccadilly Line) are equidistant from the property with Finsbury Park and Drayton Park Overground Stations just a little further.

**£3,500 PCM**

**Part-Furnished**

**Available: October**

0208 350 8936

[move@novusresidential.co.uk](mailto:move@novusresidential.co.uk)

**rightmove**   
find your happy

**ZPG**

**PRS** Property  
Redress  
Scheme







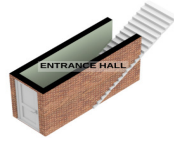


**Council Tax E £2,005 (Islington)**

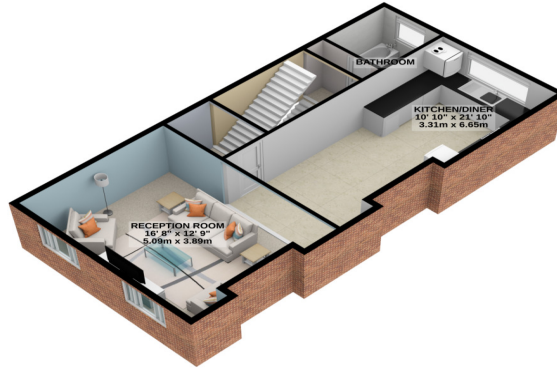
### **Important Notice**

- These particulars are offered on the understanding that all negotiations are conducted through this company.
- These details and photographs have been prepared for "Novus Residential" in good faith and as a general guide, not a statement of fact.
- Neither these particulars, nor oral representations, form part of any offer or contract and their accuracy cannot be guaranteed.
- Any floor plan provided is for representation purposes only, measurements are approximate and should not be relied upon, whilst every attempt has been made to ensure their accuracy the measurements of windows, doors and rooms are approximate and should be used as such by prospective purchasers.
- We have not tested any services, systems and appliances mentioned and we cannot verify that they are in working order.
- Should you have a query or complaint about our service, please contact us at [move@novusresidential.co.uk](mailto:move@novusresidential.co.uk).

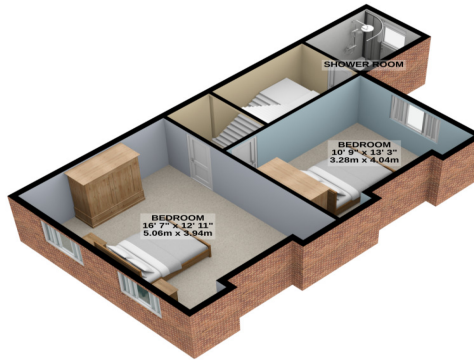
GROUND FLOOR  
26 sq.ft. (2.4 sq.m.) approx.



1ST FLOOR  
565 sq.ft. (52.5 sq.m.) approx.



2ND FLOOR  
463 sq.ft. (43.0 sq.m.) approx.



3RD FLOOR  
375 sq.ft. (34.8 sq.m.) approx.



TOTAL FLOOR AREA : 1429 sq.ft. (132.7 sq.m.) approx.

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.  
Made with Metropix © 2020