



ARMFORD  
ESTATES

PER MONTH

**£2,600 Per Month**  
**Queensland Road**  
London, N7 7FH

## PROPERTY SUMMARY

Nestled in the vibrant area of Highbury, this modern two-bedroom flat on Queensland Road offers a perfect blend of comfort and contemporary living. Spanning an impressive 753 square feet, the property was built in 2016, ensuring that it benefits from the latest in design and energy efficiency.

Upon entering, you are greeted by a spacious reception room that serves as an ideal space for relaxation or entertaining guests. The well-appointed kitchen is seamlessly integrated, providing a functional area for culinary pursuits. The flat boasts two generously sized bedrooms, each designed to offer a peaceful retreat at the end of a busy day. With two bathrooms, including an en-suite, convenience and privacy are assured for both residents and visitors.

The location is a significant highlight, with Highbury's charming streets, parks, and local amenities just a stone's throw away. Excellent transport links ensure that the rest of London is easily accessible, making this flat an ideal choice for professionals and families alike. Furnished - Available Now

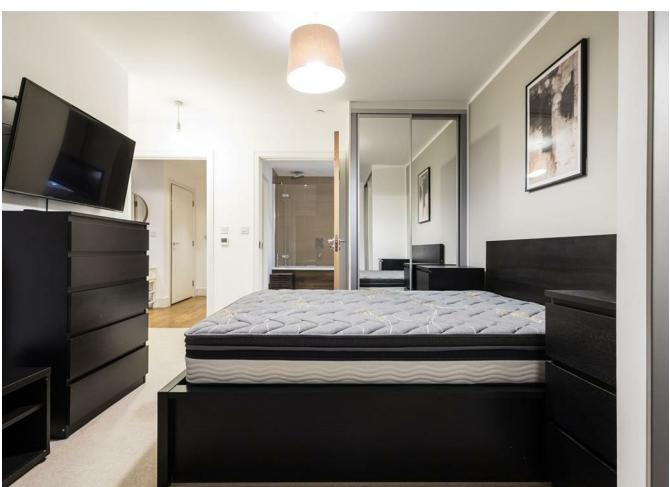
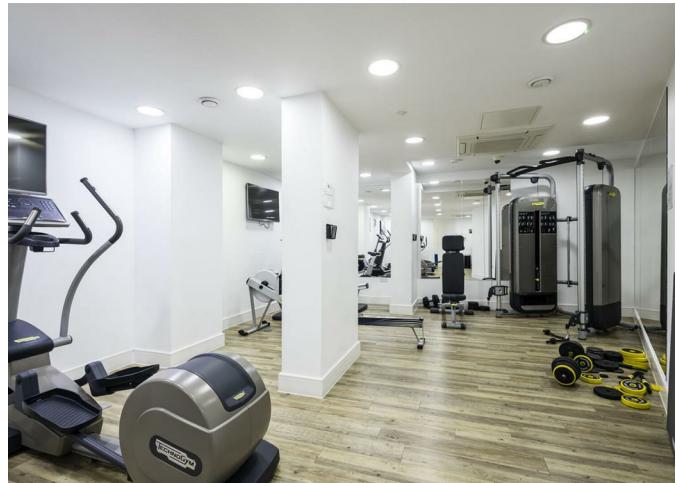
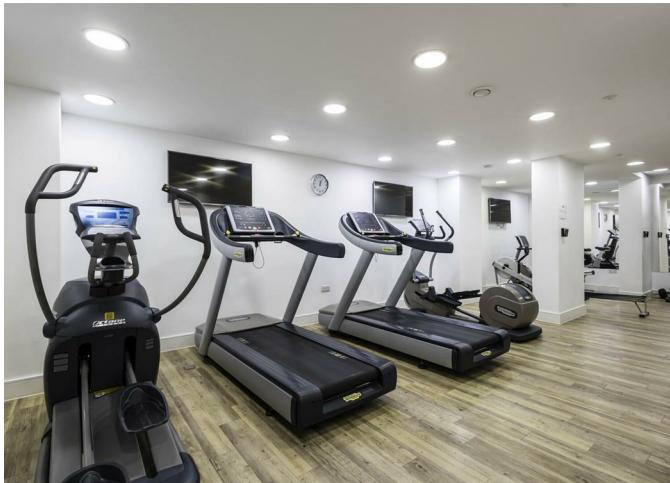
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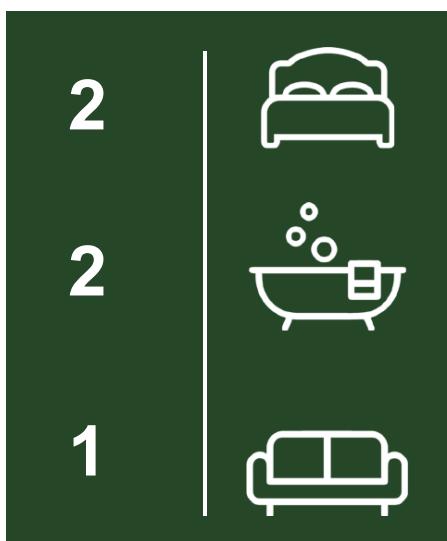
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	84	
EU Directive 2002/91/EC		

**EPC RATING: B COUNCIL TAX BAND: C**

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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