



642 HOLLOWAY ROAD | ISLINGTON | N19 3NU

£2,650 PER MONTH

LIVINGS  
SPACE  
ESTATE AGENTS

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£2,650 PER MONTH

LIVING SPACE ARE PLEASED TO OFFER THIS STUNNING BRAND NEWLY BUILT 2 BEDROOM 1 BATHROOM AND 1 ENSUITE , SPLIT LEVEL APARTMENT SITUATED MINUTES AWAY FROM ALL AMENITIES AND TRANSPORT LINKS TO THE CITY. THIS FLAT HAS BEEN FINISHED TO A HIGH SPEC THROUGHOUT AND COMPRISES OF 2 GOOD SIZE DOUBLE BEDROOMS, OPEN PLAN RECEPTION ROOM WITH A MODERN FITTED KITCHEN WITH ALL APPLIANCES CAN BE OFFERED PART FURNISHED. THIS PROPERTY ALSO BENEFITS FROM WOOD FLOORING THROUGHOUT, UNDERFLOOR HEATING, VIDEO PHONE ENTRY, PRIVATE BALCONY BIKE RACK AND HAS ACCESS TO A COMMUNAL GARDEN. AVAILABLE 15TH MAY 2026.

- FLAT
- 1 RECEPTION
- ENERGY RATING : B
- SHOWER
- GAS CENTRAL HEATING
- 2 BEDS
- 2 BATHROOMS
- UNFURNISHED
- WASHING MACHINE

- STUDIO
- BEDROOM 1
- BEDROOM 2
- BEDROOM 3
- BEDROOM 4
- BEDROOM 5
- BEDROOM 6
- BATHROOM 1
- BATHROOM 2
- BATHROOM 3
- BATHROOM 4
- BATHROOM 5
- BATHROOM 6



LIVINGSPACE  
**Lyden Court, N19**  
COMPLETION DATE: 28/07/2020    LATEST SCORE POINTS: 22,790,954  
GROSS INTERNAL AREA: **74.02 sqm / 796.74 sqft**



**GROSS INTERNAL AREA (GIA)**  
The largest of the property  
74.02 sqm / 796.74 sqft
 **NET INTERNAL AREA (NIA)**  
Excludes walls and external fixtures  
includes apartments, reserved road length  
68.56 sqm / 737.97 sqft
 **EXTERNAL STRUCTURAL FEATURES**  
Balconies, terraces, verandas etc.  
6.12 sqm / 65.88 sqft
 **RESTRICTED HEAD HEIGHT**  
Limited use area under 1.8 m  
0.00 sqm / 0.00 sqft

**spec**  
Verified
 **RICS**  
Certified Property Measurer

Spec Verified floor plans are produced in accordance with:  
 Royal Institution of Chartered Surveyors' Property Measurement Standards.  
 Prices and gardens are illustrations only and excluded from all area calculations.  
 Due to rounding, numbers may not add up precisely.  
 All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

NIA 30 RESIDENTIAL: 77.21 sqm / 837.04 sqft  
 NIA 30 RESIDENTIAL: 75.21 sqm / 809.55 sqft  
 NIA 30: 310294690-42202655d6c6b4

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

COUNCIL TAX BAND E  
EPC RATING

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