



**THE PINNACLE, DOVE ROAD, ISLINGTON, N1**  
**£1,899.99 PER MONTH FURNISHED**

## A MUST SEE TWO BED APARTMENT IN A SUPERB MODERN DEVELOPMENT

Islington | 0207 354 2480 | [islington@winkworth.co.uk](mailto:islington@winkworth.co.uk)

Tenant Fees Apply: Details of fees for tenant referencing, tenancy agreement admin fees and renewal fees are available on the Winkworth website and the link can be found with the displayed rent for the property. Tenants should ensure they are fully conversant with these upfront fees and other costs that are involved at the outset of the tenancy before making an offer to rent and your local Winkworth office will provide written details upon request.

[winkworth.co.uk](https://www.winkworth.co.uk)

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## DESCRIPTION:

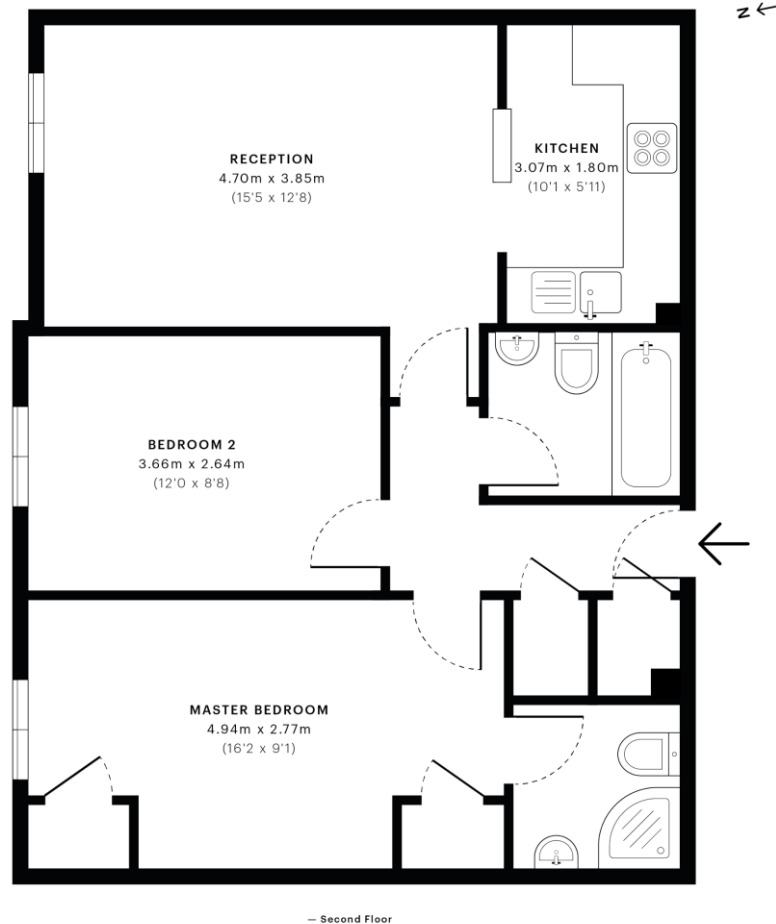
Set on the second floor of a smart modern development on Dove Road is this splendid two bed apartment. The property consists of an bright open kitchen/dining room, modern kitchen, master bedroom with new en- suite shower room, second bedroom and a family bathroom. The property further benefits from ample storage space and access to a communal garden and roof terrace. The nearest stations are Canonbury (North London Line) and Highbury and Islington (Victoria, North London and Northern City Lines). Numerous buses run along Essex Road to Angel (Northern Line), the City and West End. Available mid-February.

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GROSS INTERNAL AREA (GIA)  
The footprint of the property.  
58.1 Sqm / 625.2 Sqft

NET INTERNAL AREA (NIA)  
Excludes walls and external features.  
Includes washrooms, restricted head  
55.1 Sqm / 593.0 Sqft

EXTERNAL STRUCTURAL FEATURES  
Balconies, terraces, verandas etc.  
0.0 Sqm / 0.0 Sqft

RESTRICTED HEAD HEIGHT  
Limited use area under 1.5m  
0.0 Sqm / 0.0 Sqft



Spec floor plans are produced in accordance with the Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and are 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.

IPMS 3B RESIDENTIAL  
58.1 Sqm / 625.2 Sqft  
IPMS 3C RESIDENTIAL  
55.1 Sqm / 593.0 Sqft

SPEC ID  
5e393a0517cdd70c8ceb32b5

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.