



ST. DAVIDS APARTMENTS, 53 LOUGH ROAD, LONDON, N7
£525 PER WEEK

**A STUNNING TWO DOUBLE BEDROOM, TWO
 BATHROOM APARTMENT OVERLOOKING PARADISE
 PARK.**

Islington | 0207 354 2480 | 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

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See things differently



DESCRIPTION:

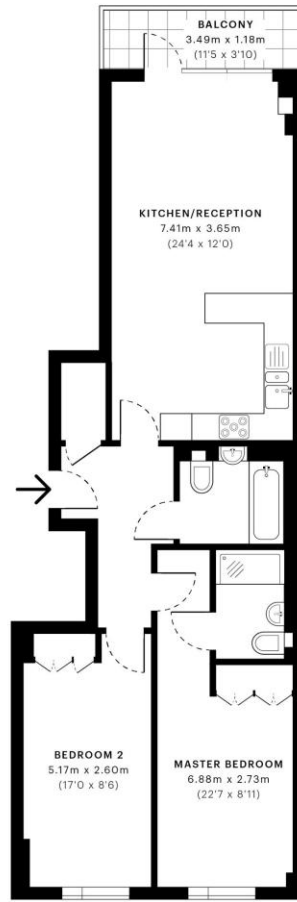
Located on the fourth floor of this modern development is this exquisite two-bedroom, two-bathroom apartment. The property comes with a high- spec fully fitted kitchen and open plan living room, leading you out onto a private balcony with a panoramic view over Paradise Park. The apartment further comprises a larger than average master bedroom with en-suite bathroom, and a second good sized double bedroom and well-proportioned contemporary family bathroom.

This property is extremely well connected, close to Highbury & Islington Station (Victoria line, Overground and National Rail) and Caledonian Road Station (Piccadilly line) and great bus routes taking you into the City and West End. The restaurants, bars and boutiques of the ever-popular Upper Street are all within walking distance. The green open spaces of Paradise Park are just opposite the property, and Highbury Fields is also nearby.

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— Fourth Floor

 GROSS INTERNAL AREA (GIA)
The footprint of the property.
71.7 Sqm / 771.9 Sqft

 NET INTERNAL AREA (NIA)
Excludes walls and external features.
Includes walkways, restricted head.
69.3 Sqm / 745.5 Sqft

 EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
3.8 Sqm / 41.3 Sqft

 RESTRICTED HEAD HEIGHT
Limited use area under 1.5m
0.1 Sqm / 1.1 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
75.8 Sqm / 816.1 Sqft

IPMS 3C RESIDENTIAL
73.4 Sqm / 789.6 Sqft

SPEC ID
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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.