

**BLACK KATZ**  
Management & Lettings



**4 Bedroom Flat Rent In HIGBURY-ISLINGTON £ 640pw (£2773 pcm)**

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**A large four double bedroom located in a well maintained purpose built building. Located on the sixth floor with lift access, this apartment boasts a large lounge, balcony, separate kitchen with fitted appliances and wood floors throughout.**

**Avenell road is only a short walk to Arsenal station giving you access to the Piccadilly line. The property is well suited for professional sharers and students as it is easily accessible to the city and as well as the many university in the area.**

**E.P.C. RATING: C**

### **Property Features**

**. Wood Floors . Fitted Kitchen . Separate kitchen . Close to local amenities . Close to Tube . Fantastic Transport Links . Gas Central Heating . Double Glazed . Good decorative order . Separate WC . Balcony . Small Ex- local authority block . Purpose built development**

### **Place of Interest Locally**

**Ray Stitch - 1.25 miles. The Grove Nursery & Preschool - 1.31 miles. Queensbridge Room - 1.59 miles. SAE Institute London - 1.66 miles. Saint Scholastica's Roman Catholic Primary School - 1.67 miles. Central London Shodokan Aikido - 1.83 miles. Hornsey School for Girls - 1.88 miles. St Joseph's Catholic Primary School - 1.89 miles. La Sainte Union Catholic School - 2.1 miles. North London Music Academy - 2.14 miles. Gospel Oak Primary School - 2.19 miles. Saint Mary's Church of England Infant School - 2.24 miles. Gladesmore Community School - 2.28 miles. Chartered Institute Of Housing - 2.29 miles. EC London English School and EC London 30+ (Adult English Centre) - 2.3 miles.**

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(Please call beforehand)

We aim to make our particulars both accurate and reliable. However they are not guaranteed, nor do they form part of an offer or contract. If you require clarification on any points then please contact us. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.