



YOUR GUIDE TO **VANTAGE POINT**

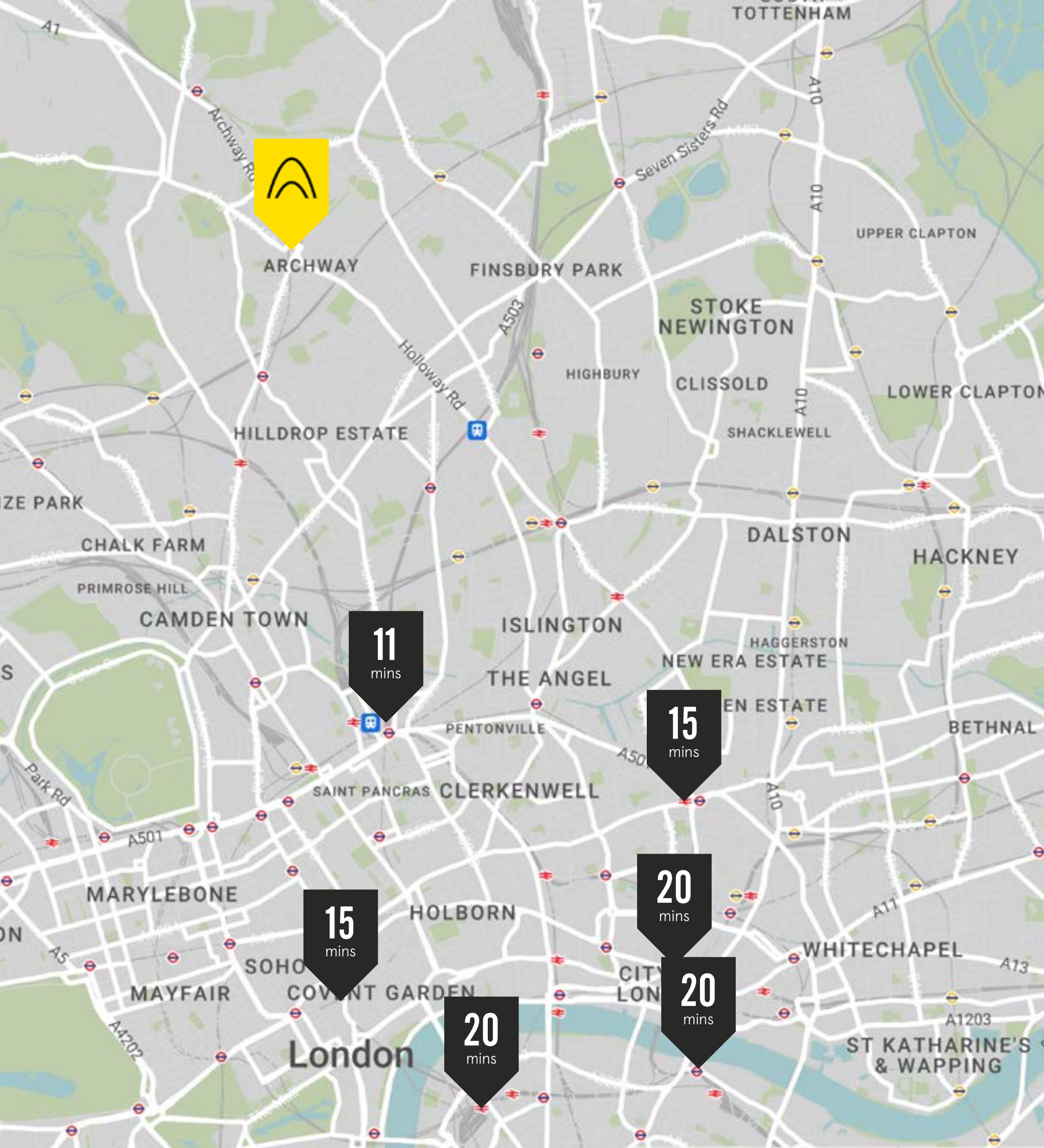
THE BUILDING

Vantage Point is an iconic landmark in North London's desirable borough of Islington with 118 premium apartments to rent. The building towers above Archway Tube station, giving you direct access to the very best that London has on offer.

Inside, Vantage Point features an on-site 24-hour residents' team – on hand to help with any issue, whether big or small – as well as over 7,000sqft of social space, including a welcoming lobby, lounge areas to relax with a book, a private dining room that can be rented out, and a games room to enjoy with your friends. For a more active lifestyle, you can get fit in your 17th floor fitness room, which is equipped with high-end gym equipment.

-  On-site team
-  No agent fees
-  Pet friendly
-  Roof terrace
-  Workspace
-  Games room
-  Hireable event space
-  Resident events
-  Superfast Wi-Fi
-  Maintenance & repairs
-  Local discounts
-  1-3 year tenancies
-  No inventory fees
-  Parking
-  Bicycle storage
-  BBQ





LOCATION



VANTAGE POINT
2 JUNCTION ROAD
ARCHWAY
LONDON
N19 5RQ

TRANSPORT LINKS

- Directly above Archway Tube Station
- Well connected bus routes to the City, West End and Highgate
- Zone 2, Northern Line

POPULAR JOURNEY TIMES

- Kings Cross: 11 minutes
- Old Street: 15 minutes
- Leicester Square: 15 minutes
- Bank: 20 minutes
- Waterloo: 20 minutes
- London Bridge: 20 minutes

BEFORE YOU LIVE WITH US

INCOME

To pass income checks, we require an annual household income of 30x your monthly rent. Alternatively, we do offer the option to pay 6 months upfront or use a UK-based guarantor. You may be required to pay up front and/or use a UK-based guarantor if:

- Your household does not meet the minimum income criteria
- You are a student
- You have moved here recently from abroad, with no income in GBP (£)



Cosy Workspace



The Dining Room



16th Floor Roof Terrace

MOVE IN MONIES

Once you're sure you want to move in with us, you'll have the chance to make an offer on one of our apartments. If your offer is accepted our reservation fee is £350 — this is to take the property off the market and reserve it for you. This is then deducted off your first months' rent.

Before moving into your new home, you'll also need to pay a security deposit (1 month's rent) as well as your first period's rent. You will receive an email from us outlining how much is due to pay and how to make payment. This payment can only be made via a bank transfer and must clear in full before keys can be released.

If your tenancy starts before the 14th of the month, your first rental payment will cover up until the end of that month. If it begins on or after the 15th, your first rental payment will be the remainder of that month, as well as the full monthly rent for the following month. After the initial move in payment, your rent will be paid on the 1st day of each month.

BEFORE YOU LIVE WITH US



2 Bedroom Apartment

FURNITURE

Our apartments come furnished with high-quality furniture. In a typical apartment, you'll find:

- King-sized beds with bedside tables
- Built-in wardrobe storage
- Dining tables and seats to seat 2-4 guests
- A sofa
- An armchair
- A coffee table
- A side table
- A TV stand

Our team will let you know exactly what's included in your desired apartment upon viewing.

Already have furniture of your own? No problem! We can remove any furniture you don't need at no extra cost.

LIVING WITH PETS

At Vantage Point, we welcome pets with open arms! There are no additional charges for pets, although we do have a limit of two pets per apartment.

UTILITIES AND BILLS

As a resident in one of our apartments, apart from your rent, you'll pay for all of the following in one straightforward payment each month:

- Electricity
- Hot and cold water
- Heating
- Wi-Fi

So, in other words, that's the vast majority of the essentials taken care of. The only things you'll have to cover independently are your TV licence and Council Tax.

Since we manage the entire building, we have a lot of negotiating power with utility companies. This allows us to get the very best rate for our residents every year, without you having to worry about switching suppliers or comparing plans. We'll estimate your usage based on your apartment type and charge you the same amount each month.

Apartment Type	Studio	1 Bed	2 Bed
Monthly Bills	£120	£150	£220

We'll periodically take meter readings and check this against our estimates and either credit or debit your account for the difference, meaning you'll only ever pay for what you use.



Studio Apartment

UTILITIES AND BILLS



WI-FI

Before you move in, you'll get to choose the Wi-Fi package that suits you best.

Essential Wi-Fi is already included in your monthly rent, but you have the ability to upgrade to larger download limits and faster speeds at any time.

We'll notify you if you're ever near to your download limit for the month.

Package	Essential	Premium	Business
Max download speed	45Mbps	100Mbps	200Mbps
Max upload speed	5Mbps	100Mbps	200Mbps
Cost	Included	+£15pcm	+£30pcm

COUNCIL TAX

Vantage Point is within the borough of Islington. Once you move in, you'll have to set up a council tax account directly with the local council.

Most of the studio and 1 bedroom apartments at Vantage Point are in band D for council tax. Our 2 bedroom apartments are typically in band E. A member of the Essential Living team will let you know which band the apartment you are interested in is in.

Council tax band	Annual Council Tax 2023/2024
D	£1,814.39
E	£2,217.59

🐦 @essliving
📘 EssLiving
📷 @essentiallivinghomes

0800 2100 200
lettings@essentialliving.co.uk
www.essentialliving.co.uk

Vantage Point
2 Junction Road
Archway
London
N19 5RQ

