

iQ Highbury

**THE ROYAL VETERINARY COLLEGE
ACADEMIC YEAR 2018-19
201 Isledon Road, London N7 7JR**

iQ Highbury is managed by iQ Student Accommodation

New for 2018-19, iQ Highbury is situated close to Finsbury Park underground station and is approximately a 20 minute bus or train journey from the RVC. It provides self-catering accommodation for students in flats consisting of a small group of single study-bedrooms and a shared kitchen/dining room. The flats are mixed gender. **Applications should be made direct to RVC.**

What is provided:

Bedroom - All rooms are provided with private en suite facilities (hand basin, shower and toilet), standard $\frac{3}{4}$ double bed (with good storage underneath), study desk and chair, wardrobe, chest of drawers. Residents are required to provide their own bedding.

Kitchen – An electric cooker, fridge, freezer, microwave, kettle, toaster and storage cupboards are provided. The fully fitted kitchen is furnished with a dining table and chairs. There is a lounge space in each kitchen with easy chairs and TV. Residents are required to provide their own cutlery, crockery, cooking equipment and utensils.

Cleaning - Cleaning of the communal areas and kitchens is provided. **Please note that cleaning of the bedroom is the responsibility of the tenant. Vacuums are available at the reception and need to be signed out/in.**

Communal Areas - On the mezzanine floor there is a communal area with large screen TV, cinema room, terrace, gym and lifts to all floors. A well-equipped laundry room is situated on the lower ground with both washing and drying facilities operated by Circuit Laundry. Circuit app is available to download on android and IOS and further information can be found inside laundry room. The Halls also has secure bicycle storage. Keys will be issued during check in day, please report to Reception.

Internet – A 100Mb broadband service is provided with no download limits. Sky TV is provided in the cinema room.

The Halls are close to shops, supermarkets and public transport and the Camden Campus is approx. 20 minutes by train or bus and 15 minutes by bicycle. Information about travel by bus or tube can be found at www.tfl.gov.uk. The Student Oyster Card application system is all online and students should apply through the TFL website. Applications will be approved by the RVC after registration.

Fees:

As the property is managed by IQ Student Accommodation, your contract will be with them. The individual rooms are let on a **self-catering basis**, for **44 weeks** at a charge of **£223.00** per week. A refundable deposit of £250.00 will be required upon completion of the online booking process. Please note the first payment will be due on the 8th September 2018. All rents are inclusive of utility bills, basic contents insurance and use of secure bike storage.

Payment options are available in a variety of different instalments. Breakdown of the payment schedules (including payment due date) is as below:

1. Payment in one instalment due 8th September 2018 - £9,812.00
2. Payment in four instalments:
 - 1st instalment due 8th September 2018 - £1,338.00
 - 2nd instalment due early October 2018 - £3,345.00
 - 3rd instalment due early January 2019 - £3,345.00
 - 4th instalment due end of April 2019 - £1,784.00

Before you move in you can make changes to your instalment plan. If you have signed your documents, there will be a £50 administration charge (as they will need to be processed again). Further information about payment methods for rent can be found at <https://www.iqstudentaccommodation.com/faqs>. Further information about iQ Highbury fees and charges can be found at <https://www.iqstudentaccommodation.com/student-accommodation/london/highbury>.