



IQ Highbury Residence



Enjoy student accommodation in fashionable Finsbury

Modern student living at IQ Highbury, just minutes from the London Underground

Located just a 2-minute walk from Finsbury Park station, IQ Highbury puts you in a great spot to explore London with ease. With fast connections on the Victoria Line and Overground, you can get to central London, major landmarks, and universities like UCL in no time. (Tip: Learn how to use the London Underground to travel around the city with confidence.) At IQ Highbury, you can choose between ensuite rooms with shared kitchen and lounge areas or private studio flats with their own kitchenette and extra space to relax. All rooms come fully furnished with a bed, study desk, storage, and a private bathroom—and all bills are included, so you don't have to worry about extra costs. The building also offers great communal spaces to unwind and connect with other students, including an on-site gym, cinema room, games area, a peaceful zen garden, and a stylish lounge. Just outside, you'll find local shops, cafés, and everything you need to enjoy your stay in London.

Your neighbourhood

IQ Highbury enjoys an excellent location, just a 2-minute walk from Finsbury Park Station. With access to the Piccadilly and Victoria underground lines, national rail services, and a bus stop right outside the residence that goes directly to EC London, getting around couldn't be easier. Thanks to these strong transport links, you can reach central London in as little as 15 minutes. Whether you're commuting to class, exploring the city, or visiting one of London's iconic landmarks, IQ Highbury keeps you well-connected. Looking for things to do? Take the Piccadilly Line straight to Covent Garden, where you'll find the famous market, The Strand, and plenty more to discover.

These ensuite rooms offer great value and have the use of a shared kitchen and living area. With 14-16 sq m of living space, these rooms on floors 1-5 include a small double or double bed, study area, plenty of storage and underfloor heating.

Room type

Single

Bathroom

En-suite shower

Board status

Self-catering

Available

Year-round

Arrival and departure

Saturday/Saturday



Key Features

FITNESS CENTRE

CourtYard

Lift

24/7 security & CCTV

games room

LIBRARY

Laundry FACILITIES

Your Accommodation

Room Options

Room Furnishings Common Areas

Single rooms with ensuite bathrooms (shower)

Utility bills are included.

Wi-Fi, small double bed, study desk and chair, desk light, wardrobe, mirror, fully equipped kitchenette, seating area, bed linens and towels.

Laundry and Cleaning

Airport pickup

Bike racks, Wi-Fi, fitness centre, laundry facilities, games room, garden, library, lift, multimedia room and lounge, 24-hour on site security and CCTV, and vending machines.

Other ways to get to your residence

There is a laundry room with 11 app-operated washing machines. The cost – £3.50 per wash and £2 per dry.

From London Heathrow (1 hour 10 minutes) From London Heathrow take the Piccadilly Line to Finsbury Park Station.

A daily cleaning service is provided for common areas only.

Please send flight details or an estimated arrival time when booking accommodation or as soon as possible once you know it. On arrival, come to the main reception, and the residence staff will give you your card and show you to your room. On departure, please leave your room tidy and return your keys at reception in the lobby.

If you have booked accommodation with EC you must arrive at the airport between 08:00 and 20:00. Late/early arrivals may be asked to book alternative accommodation. Your driver will be waiting for you at Arrivals holding a sign with your name. If after 10 minutes you cannot see your driver, please contact our emergency number +44 (0) 7983 773 121. If your flight is missed, delayed, or cancelled, or if there is any other problem, you should notify EC by calling +44 (0) 7983 773 121 to rearrange your transfer time and avoid additional cost.

Arrival procedures

From London Gatwick (50 minutes) Take the train to Victoria Station. From Victoria take the Victoria line (underground) to Finsbury Park Station.

From London Stansted (1 hour 10 minutes) From Stansted, take the Stansted Express to Tottenham Hale, where you will change to the Victoria Line to Finsbury park Station.

Arrival and Departure

Arrival day: Saturday (Sunday arrival is possible on request)

Check-in: 3 pm

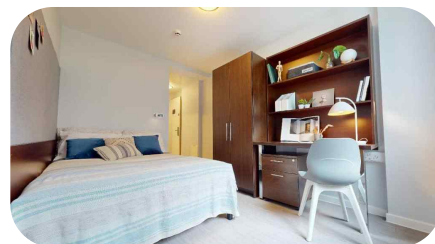
Early check-in is not allowed, but luggage can be stored if they arrive early until check-in time.

Late check-in is allowed.

Departure day: Saturday

Check-out: 10:00 am.

Late check-out is not possible



House Rules

- Students must be 18 + to choose this accommodation
- Mixed Gender: Male and female students share common areas and facilities, but bedrooms are single-gender.
- Students are not required to pay a damage deposit
- Guests are allowed
- Smoking is not permitted in the accommodation
- Students arriving in EC accommodation between 22.00 and 08.00 may be asked to book alternative accommodation for their first night. This is to ensure the students' safety on arrival.
- While we promote and support diversity, we cannot guarantee a language mix. However, we always encourage students to use English to communicate and be respectful and inclusive of others.

Resident belongings

- Once your tenancy has ended iQ does not hold any obligation for items left behind by residents. It is very important you take all your belongings with you when you move out. We are unable to forward on any left items.
- EC provides a clean living space for all students and expects a basic level of respect from all students. For example, if something is dropped, pick it up; do not leave clothes and belongings on the floor; place rubbish and leftovers in a garbage bag.
- **Students are required** to follow [EC Student Code of Conduct](#), failure to do so can result in termination of the accommodation.

For more accommodation terms and conditions please refer to [EC accommodation policy](#).

Cancellations

Cancellation prior to arrival

Students cancelling or postponing 14 days or less prior to their accommodation dates will be charged a two-week accommodation fee at the rate quoted in the price list for the accommodation booked and the accommodation placement fee.

Cancellation after arrival

Students leaving their accommodation must give notice in writing 4 weeks prior to termination. If the 4-week notice period is not provided a cancellation fee equal to 4 weeks of the accommodation cost will apply. After deducting the price of accommodation used at the rate quoted in the price list, including the required notice period charged at the same rate, students will be refunded the remaining accommodation costs.



Address

iQ Highbury, 201 Isledon Road, Finsbury Park,
London N7 7JR, United Kingdom

Phone number: [+44 \(0\) 20 8912 5010](tel:+442089125010)

Emergency number: [+44 \(0\) 7983 773121](tel:+44207983773121)

Journey to school

Travel Time: Approximately 25 minutes by public transport.

By Bus:

Take the Number 4 bus from directly outside the residence.

Get off at Angel Station — the school is located just across the road on the left.

By Tube:

Walk 2 minutes to Finsbury Park Station.

Take the Victoria Line to King's Cross. Change to the Northern Line (southbound) and travel to Angel Station.