



7 22-24 HERCULES PLACE HOLLOWAY, N7 6AL

£1,600 PCM

Set within a quiet private courtyard, this excellent one bedroom first floor flat offers spacious accommodation in a great location for the extensive amenities of Holloway Road, with easy access to central London.

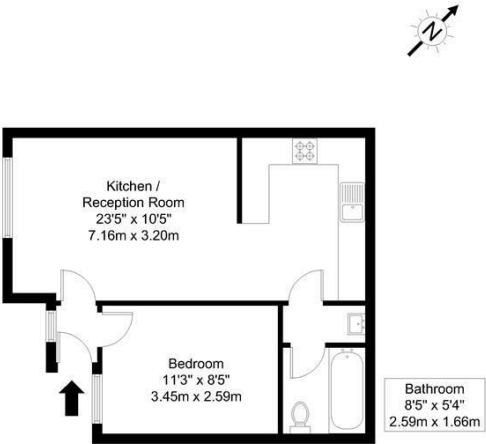
Hercules Place is close to the vibrant shopping of Holloway Road, with the fashionable pavement cafes of Upper Street beyond and the green open spaces of Highbury Fields and Hampstead Heath easily accessible. Local transport includes Holloway Road Station.

Available 29th May 2025 on a unfurnished basis.

Hemmingfords

Hercules Place, N7 6AL

Approx Gross Internal Area = 39 sq m / 420 sq ft



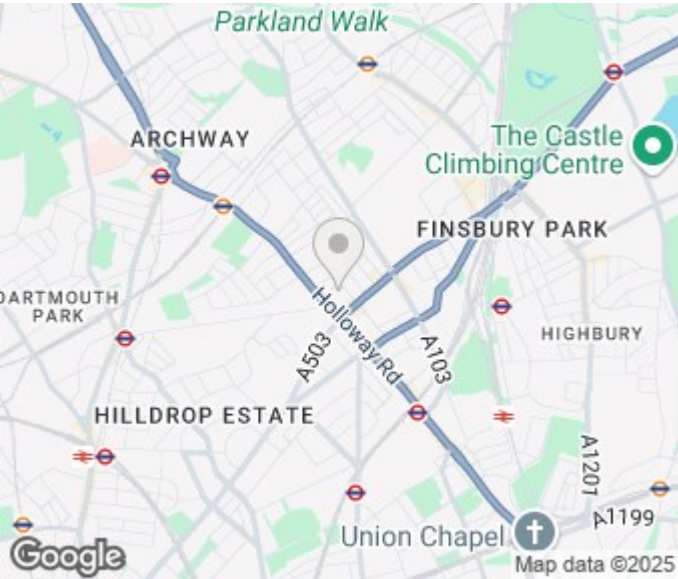
First Floor

Ref:

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The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		78
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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