

## 2 321 HOLLOWAY ROAD

LONDON, N7 9FU

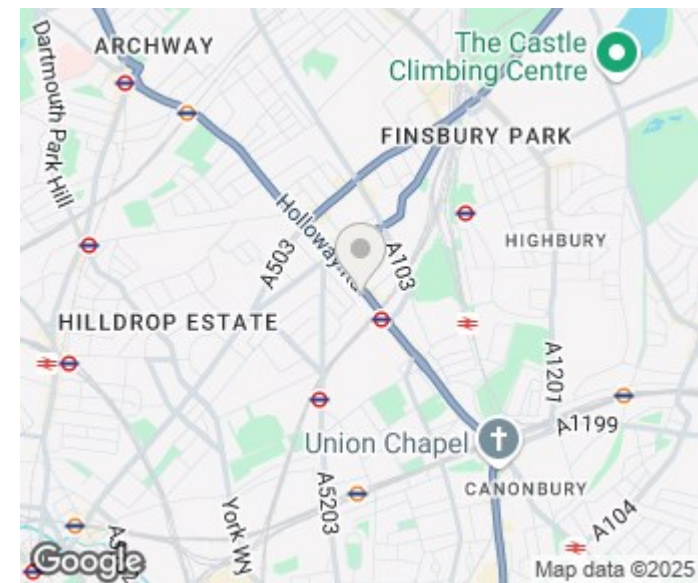
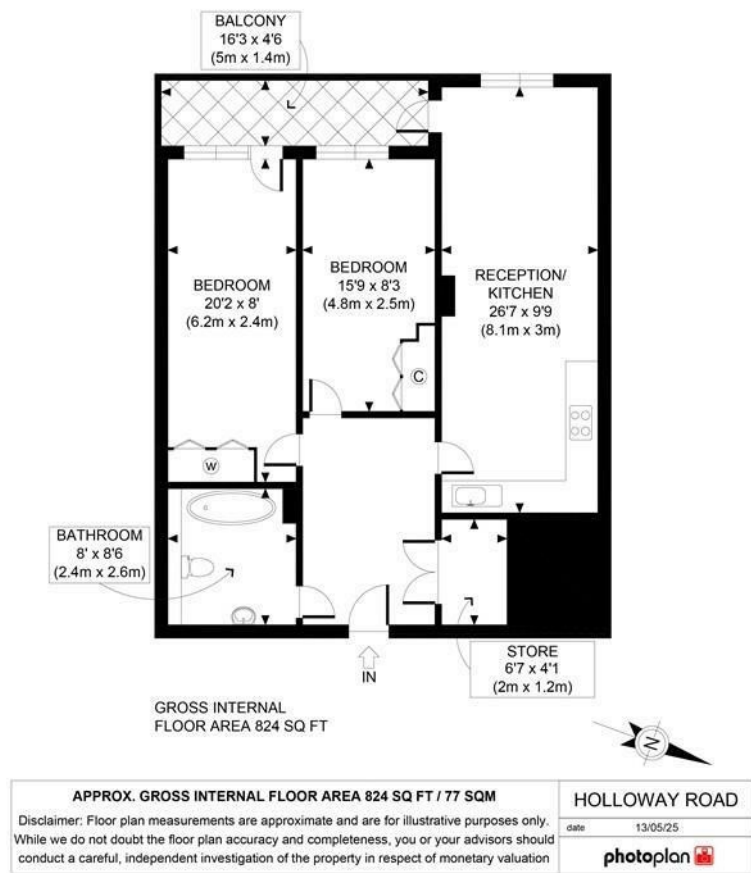
£650,000  
LEASEHOLD

Nestled in the vibrant area of Holloway Road, London N7, this apartment offers a perfect blend of modern living and comfort. Boasting two spacious double bedrooms, this property is ideal for professionals, couples, or small families.

Upon entering, you are welcomed into a bright and airy reception room that serves as the heart of the home. This inviting space is perfect for relaxation or entertaining guests. The apartment features a well-appointed bathroom, designed with contemporary fixtures and finishes, ensuring a pleasant experience for residents and visitors alike.

One of the standout features of this property is the private balcony, providing a delightful outdoor space to enjoy fresh air and views of the surrounding area.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>	<b>94</b>	<b>94</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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

Hemmingfords Sales & Lettings  
Second Floor  
34 Upper Street  
London  
N1 0PN

02038907470  
info@hemmingfords.co.uk  
www.hemmingfords.co.uk

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