



## Hornsey Road, London, N7 6DG

Living Space are pleased to present this charming one-bedroom top-floor flat with a private roof terrace and share of freehold, ideally located just a 5-minute walk from Holloway Road Tube Station.

The property offers a bright and spacious open-plan living area with a modern fitted kitchen, wood flooring, and neutral décor throughout. The double bedroom is well-proportioned, and the highlight of the flat is the private roof terrace, perfect for relaxing or entertaining with views across the surrounding area.

The property is chain free, making it an excellent opportunity for both first-time buyers and investors.

Share of Freehold: £399,999

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>	75 C	78 C
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

£399,999 Subject to Contract  
 Tenure: share of Freehold 990 years  
 Service charge: Ad Hoc

Approximate Area: 404 sq. ft. / 37.5 sq. m  
 Local Authority: Islington Council

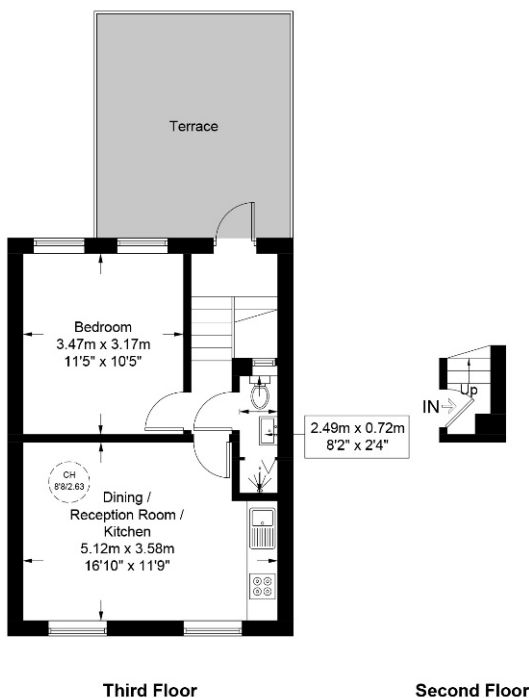
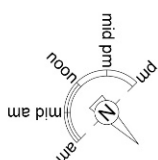






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Approximate Gross Internal Area = 404 sq ft / 37.5 sq m



This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.

