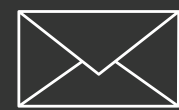


HOLLOWAY ROAD — N7



Asking Price £450,000

The conversion of London's industrial heritage into residential apartments represents one of the most significant city-wide changes of the late 20th and early 21st centuries

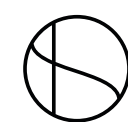


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HOLLOWAY ROAD — N7

BEDROOM



HOLLOWAY ROAD — N7



Celebrating the historic past of these former industrial buildings, these conversions provide a new generation of Londoners with homes in the city's most historically interesting locations.

Set on the top (third) floor of a former warehouse, securely set back from the road behind gates, is this extraordinarily bright one bedroom apartment.

Featuring direct access to a large terrace from both principal rooms, the apartment additionally benefits from an allocated off street parking space for one car.

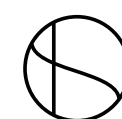
The area is renowned for its exceptional transport links and proximity to the best of what London has to offer, putting you within easy reach of the green open spaces of Hampstead Heath, or vibrant East London.

Located less than half a mile from Upper Holloway station (Suffragette Line) and

Wittington Park, just over half a mile from Holloway Road station (Piccadilly Line), less than one mile from Tufnell Park station (Northern Line), and just over one mile from Highbury & Islington (Mildmay, Windrush and Victoria Lines), the apartment is superbly positioned for all of the amenities that the area has to offer.

Tufnell Park village has a lovely selection of independent shops and cafés with a charming local feel.

Please note: The vendor is related to the selling agent.



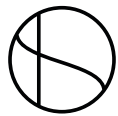
HOLLOWAY ROAD — N7



KITCHEN



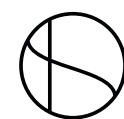
RECEPTION ROOM



HOLLOWAY ROAD — N7



TERRACE



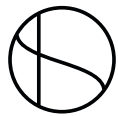
HOLLOWAY ROAD — N7



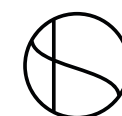
BATHROOM



BEDROOM



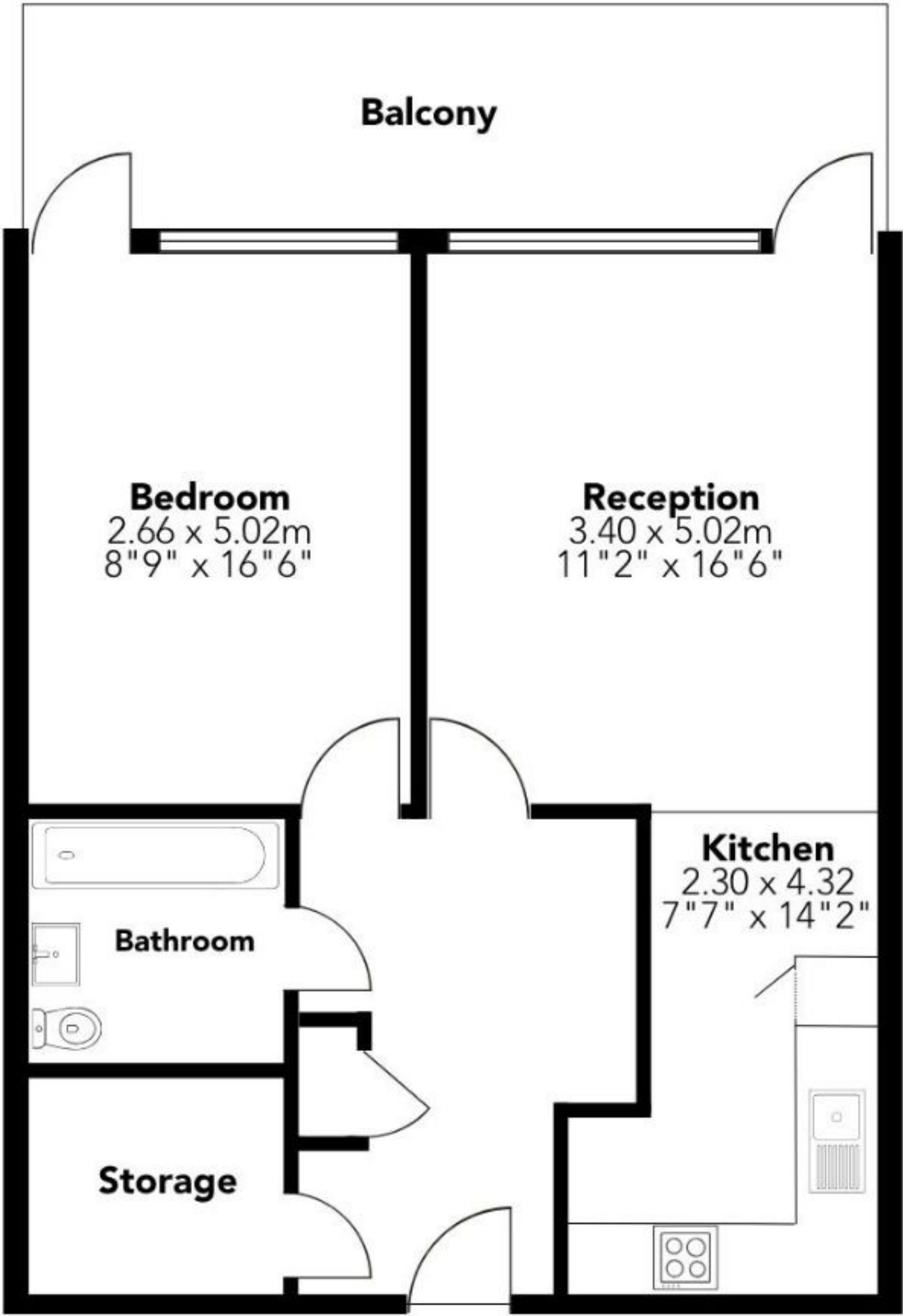
HOLLOWAY ROAD — N7



HOLLOWAY ROAD — N7



Third Floor
Approx Gross Internal Area **659 Sq Ft** (62.2 Sq M)
Plan for illustration purposes only. Not to scale.

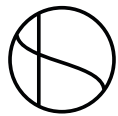


Accommodation

- Reception room incorporating fully fitted kitchen and dining area
- Bedroom
- Bathroom
- Storage/ Utility room

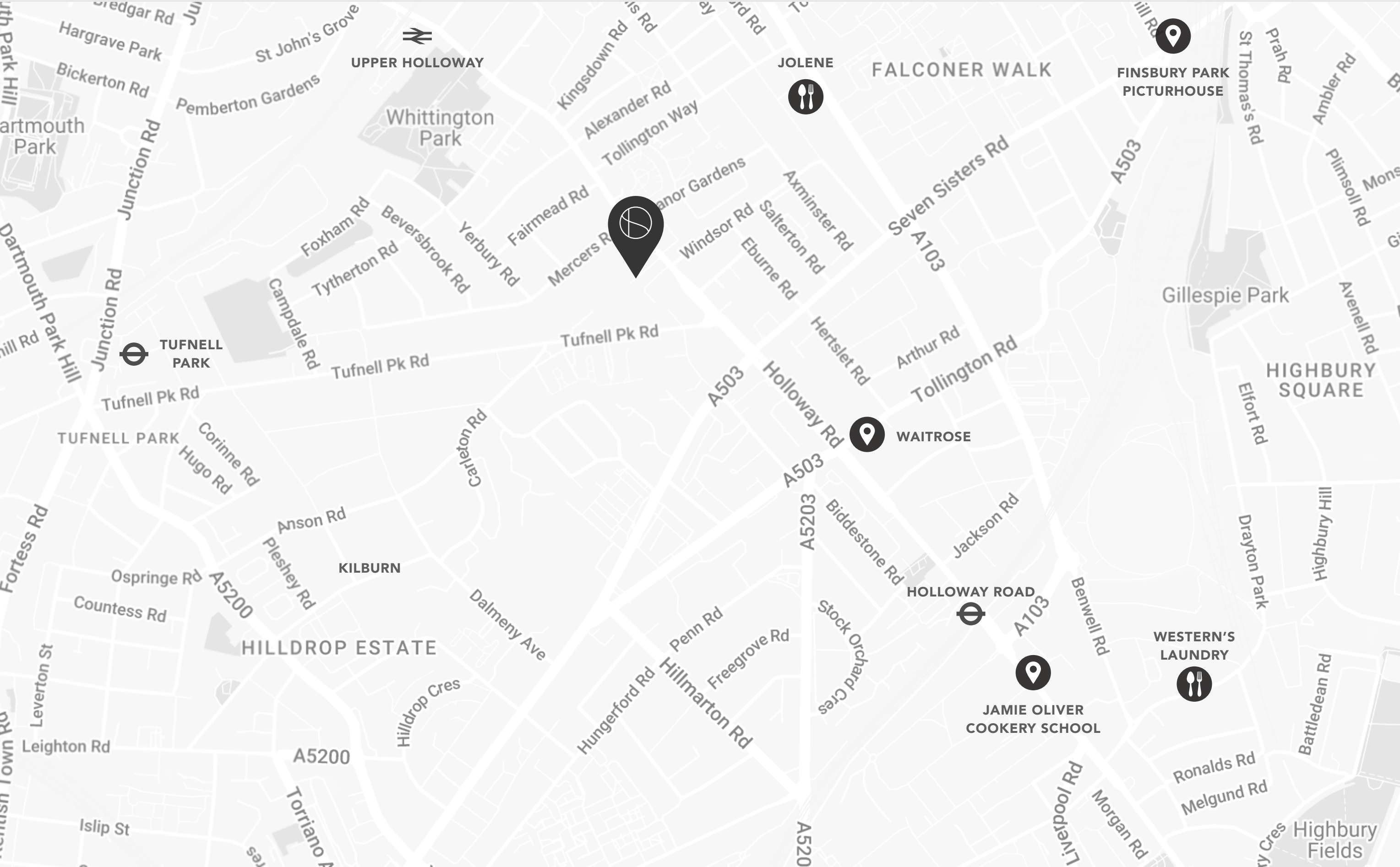
Amenities

- Secure allocated off street parking for one car
- Private terrace
- Passenger lift



HOLLOWAY ROAD — N7

Local Area



Terms

- **Tenure:** Leasehold
- **Length of lease:** 109 years remaining
- **Annual ground rent:** £200
- **Annual service charge amount:** £1,100
- **Council Tax band:** London Borough of Islington - Band D

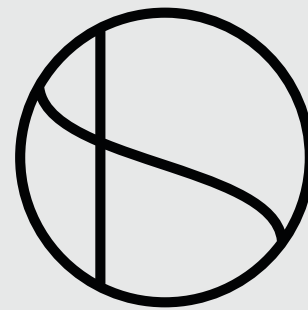
Energy Performance Certificate

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



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