



Seven Sisters Road, Upper Holloway, N7 6AX

welcome to

Seven Sisters Road, Upper Holloway

Part of a Victorian conversion, offering views of the Emirates stadium & Parliament Hill, this beautifully presented top (3rd) floor apartment has been expertly integrated into the intricate eave space to offer delightful character and charm with modernised bathroom & extensive built-in storage.



Located just off Holloway Road, the flat is superbly situated for the wide selection of facilities provided locally. Shopping is well catered for, from small independents to large supermarkets such as Waitrose, Morrison's & Sainsbury. Restaurants are also well covered, with a huge range including those in the renowned Blackstock Road restaurant district.

Leisure facilities are extensive too, with local landmarks including the Arsenal Emirates Stadium & Finsbury Park which provides access to the Parkland Walk, a green route to Muswell Hill running through Crouch End & Highgate. The park runs to 110 acres and provides a mixture of open ground, formal gardens, avenues of mature trees and an arboretum, along with a lake, a children's play area, a cafe and an art exhibition space as well as an American football field, home to the London Blitz, and diamonds for softball and baseball, home to the London Mets. London Metropolitan University is also close by.

Alongside myriad bus routes, the area is well served by rail services with stations within approximately 1/2 mile including Upper Holloway (Overground), Holloway (Piccadilly Line) & Finsbury Park (Piccadilly, Victoria & Great Northern), providing excellent links into and around Central London, whilst Archway, Tufnell Park, Caledonian Road & Highbury & Islington, with the buzzing Upper Street Islington beyond, are only a mile away.

Seven Sisters Road, London, N7

Approximate Area = 371 sq ft / 34.5 sq m

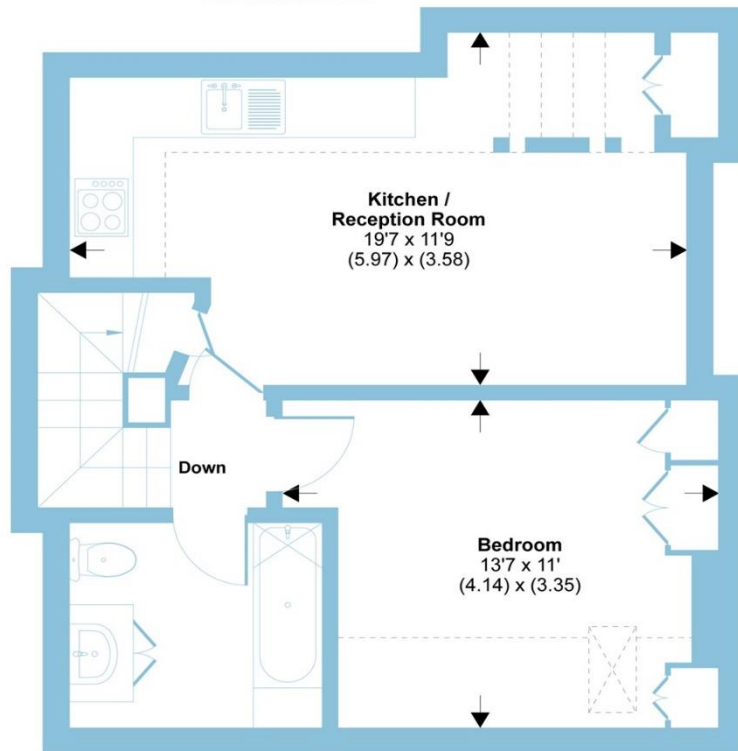
Limited Use Area(s) = 117 sq ft / 10.8 sq m

Total = 488 sq ft / 45.3 sq m

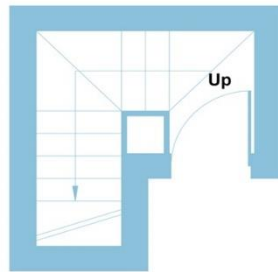
For identification only - Not to scale



Denotes restricted
head height



THIRD FLOOR



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Barnard Marcus. REF: 704182



welcome to Seven Sisters Road, Upper Holloway

- 109 Year Lease
- Open Plan Kitchen
- Fitted Double bedroom
- Modern Bathroom
- Convenient location
- Chain free
- Built-in storage in every room

Offers in the Region of
£290,000

Tenure: Leasehold

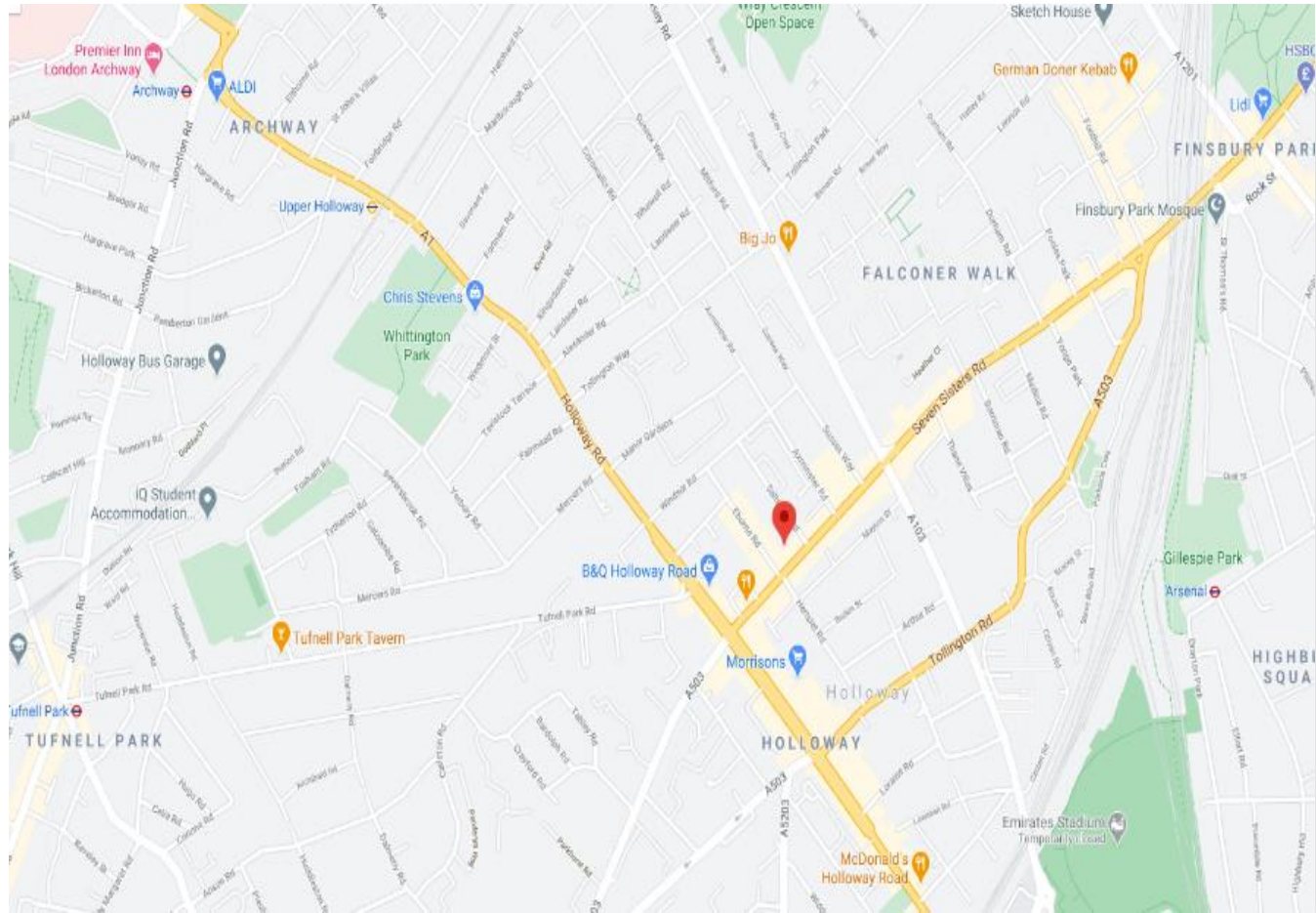
Lease: 109 Years

EPC: D

Ground Rent: £250.00 per annum

Service Charge: £1100.00 per annum

Building Insurance: £280 per annum



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We currently hold lease details as displayed above, should you require further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.



Property Ref:
MUH104211 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.


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