



Axminster Road, London N7 6BL

welcome to

Axminster Road, London

Chain Free, the flat is quietly and conveniently situated just off Seven Sisters Road. Occupying the ground floor of an attractive period house with direct access to a PRIVATE REAR GARDEN, this well-presented apartment offers excellent open-plan living space with high ceilings.

Located just off Seven Sisters Road, close to 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.

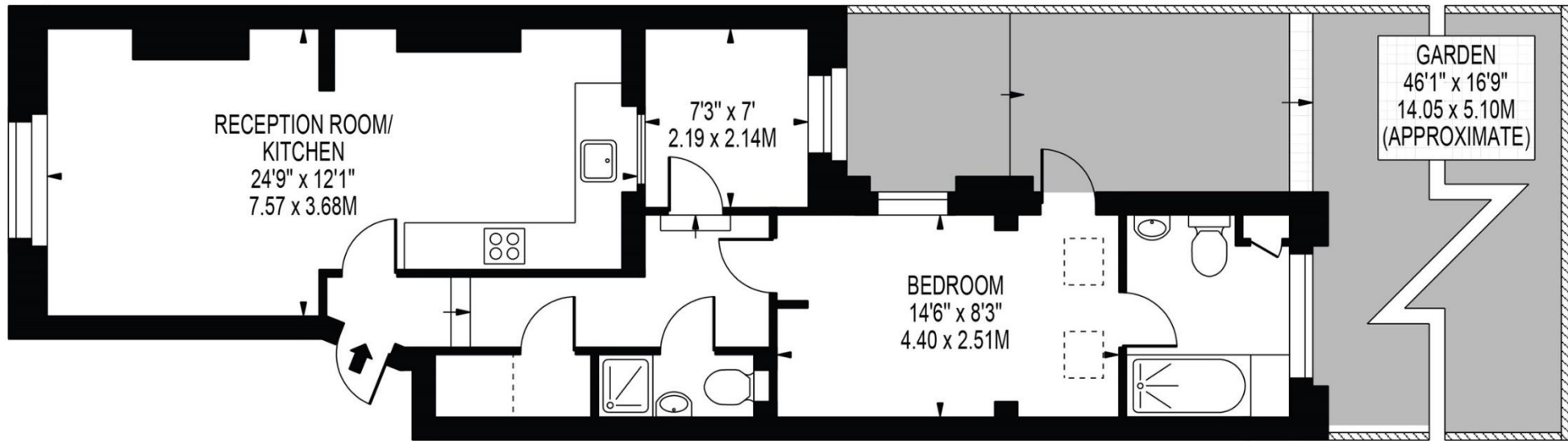
Leisure facilities are extensive too, with local landmarks including the Arsenal Emirates Stadium & Finsbury Park which provides access to the Parkland Walk, a green route to Muswell Hill running through Crouch End & Highgate. The park runs to 110 acres and provides a mixture of open ground, formal gardens, 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.



AXMINISTER ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 635 SQ FT - 58.98 SQ M



GROUND FLOOR

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.
ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

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Axminster Road, London

- Private Rear Garden
- Spacious Reception with High Ceilings
- Fitted Kitchen/Dining Area
- Master Bedroom with En-Suite
- Second Bedroom

Tenure: Leasehold EPC Rating: D

Council Tax Band: D Service Charge: 2837.00

Ground Rent: 200.00

This is a Leasehold property with details as follows; Term of Lease 99 years from 29 Sep 2010. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£475,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/MUH105541



Property Ref:
MUH105541 - 0007

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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