



Mount Carmel, London, N7 8EQ

£450,000

A ONE BEDROOM 1ST FLOOR APARTMENT FOR SALE SITUATED WITHIN A SCHOOL CONVERSION LOCATED IN THE POPULAR VIZION 7 DEVELOPMENT.

The accommodation is South facing and comprises a dual aspect open plan living room with modern fitted kitchen, wooden flooring, sash windows, modern bathroom suite and dual aspect fitted bedroom with built in storage.

The development further benefits from 24 hour concierge as well as a gymnasium and landscaped resident's gardens.

Mount Carmel / Vision 7 is a short walk to Holloway Road tube station and a host of local amenities.

GROUND RENT £100 PA / SERVICE CHARGE £4072 PA / LEASE 250 YEARS FROM 2006 *the ground rent, service charge & lease have been provided by the property owner and your solicitor will need to confirm these details should you wish to purchase the property.

SECTION 21 - DECLARATION OF INTEREST:

Declaration of interest - Under Section 21 of the Estate Agent Act 1979, we hereby declare a personal interest in the sale of this property. The property is being sold by shareholder/s of this firm.

- 1 BEDROOM APARTMENT
- WALK TO HOLLOWAY ROAD TUBE STATION
- CLOSE TO HIGHBURY & ISLINGTON N1
- SCHOOL CONVERSION
- 24 HOUR CONCIERGE SERVICE
- GYM
- CHAIN FREE SALE
- RESIDENTS GARDENS
- PART OF THE 'VISION 7' DEVELOPMENT
- SECURE GATED DEVELOPMENT

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MOUNT CARMEL



MOUNT CARMEL



RECEPTION



RECEPTION



KITCHEN



KITCHEN

Mount Carmel, London, N7 8EQ



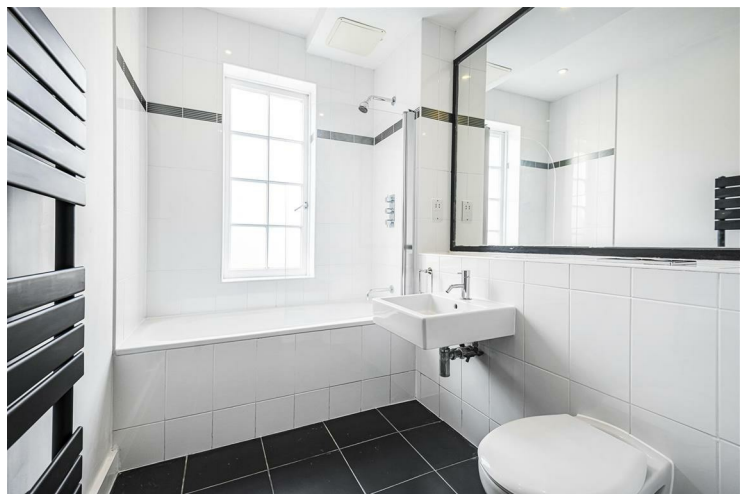
KITCHEN



RECEPTION



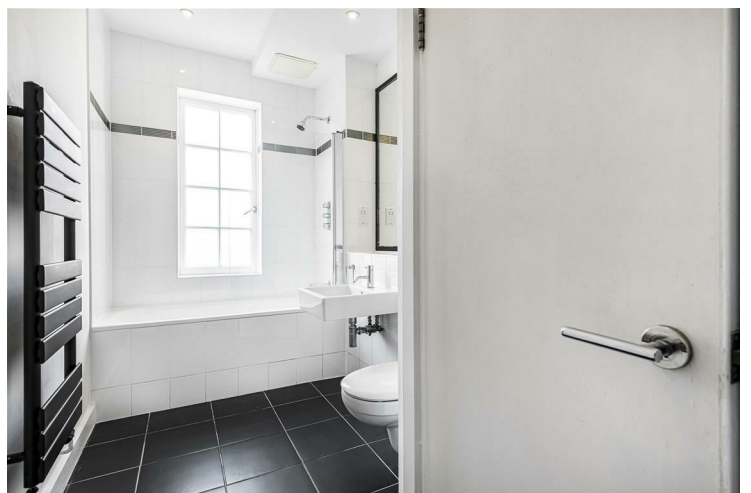
KITCHEN



BATHROOM



RECEPTION



BATHROOM

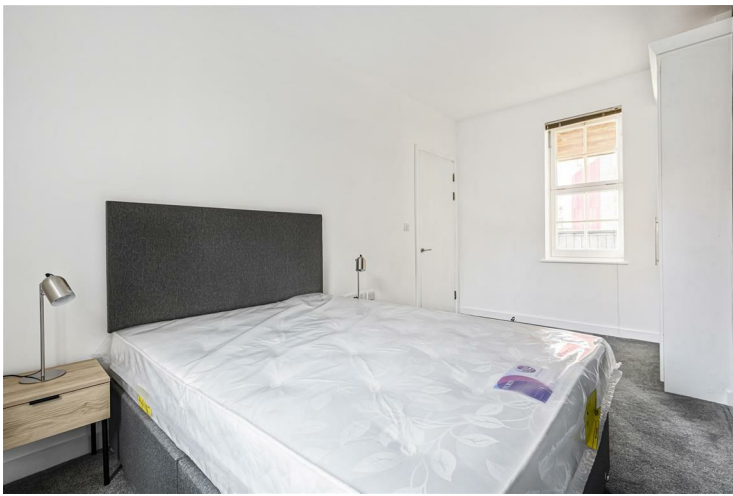
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BEDROOM



ENTRANCE TO FLAT



BEDROOM



COMM GARDENS



HALLWAY



BUILDING ENTRANCE

Mount Carmel, London, N7 8EQ



COMM GARDENS

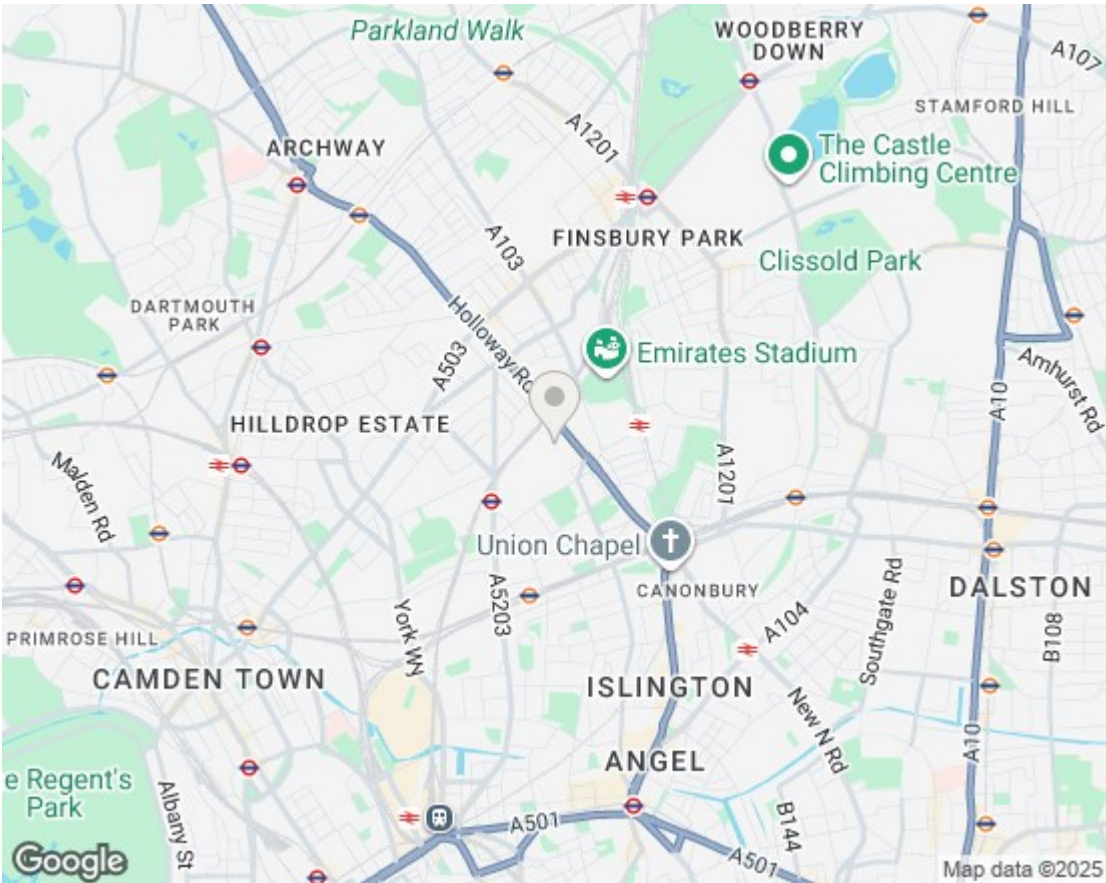
Approximate Gross Internal Area 475 sq ft - 44 sq m



First Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.