



# Queensland Road

Holloway, N7

£475,000 Asking Price

A spacious & bright (674sq ft) 1 double bedroom apartment set on the 3rd floor of this landmark development affording superb access to a wealth of local amenities and transport.

CHESTERTONS



# Queensland Road

## Holloway, N7

- Stunning 674sq ft 1 double bedroom apartment
- 23ft X 23ft Open-plan kitchen/ dining/ reception room
- Concierge & communal roof gardens
- Superb access to Drayton Park station, Finsbury Park & Holloway Road Underground
- EWS1 compliant



A spacious & bright (674sq ft) 1 double bedroom apartment set on the 3rd floor of this landmark development affording superb access to a wealth of local amenities and transport. Accommodation comprises impressive 23ft X 23ft open-plan kitchen/ dining/ reception room with views across one of the bridges linking the stadium concourse with Drayton Park, good size double bedroom with built-in wardrobes, bathroom and utilities cupboard providing useful storage.

The development benefits from a 24 hour concierge, landscaped communal gardens and a residents gymnasium. The flat is located adjacent to the Emirates Stadium, offering convenient access to the shops of Holloway Road, including Marks & Spencer and Waitrose, the trains and Underground at Highbury & Islington station, Finsbury Park station, Holloway Road and Arsenal Underground and Drayton Park station, all providing superb links across London. Holloway Road and Arsenal are the closest of the above mentioned Underground stations, with trains on the Piccadilly Line through the Theatre District, Covent Garden, Piccadilly and out to Heathrow. The locally famed hidden gem of Gillespie Park is also easily accessible, offering a local nature reserve in inner city London.

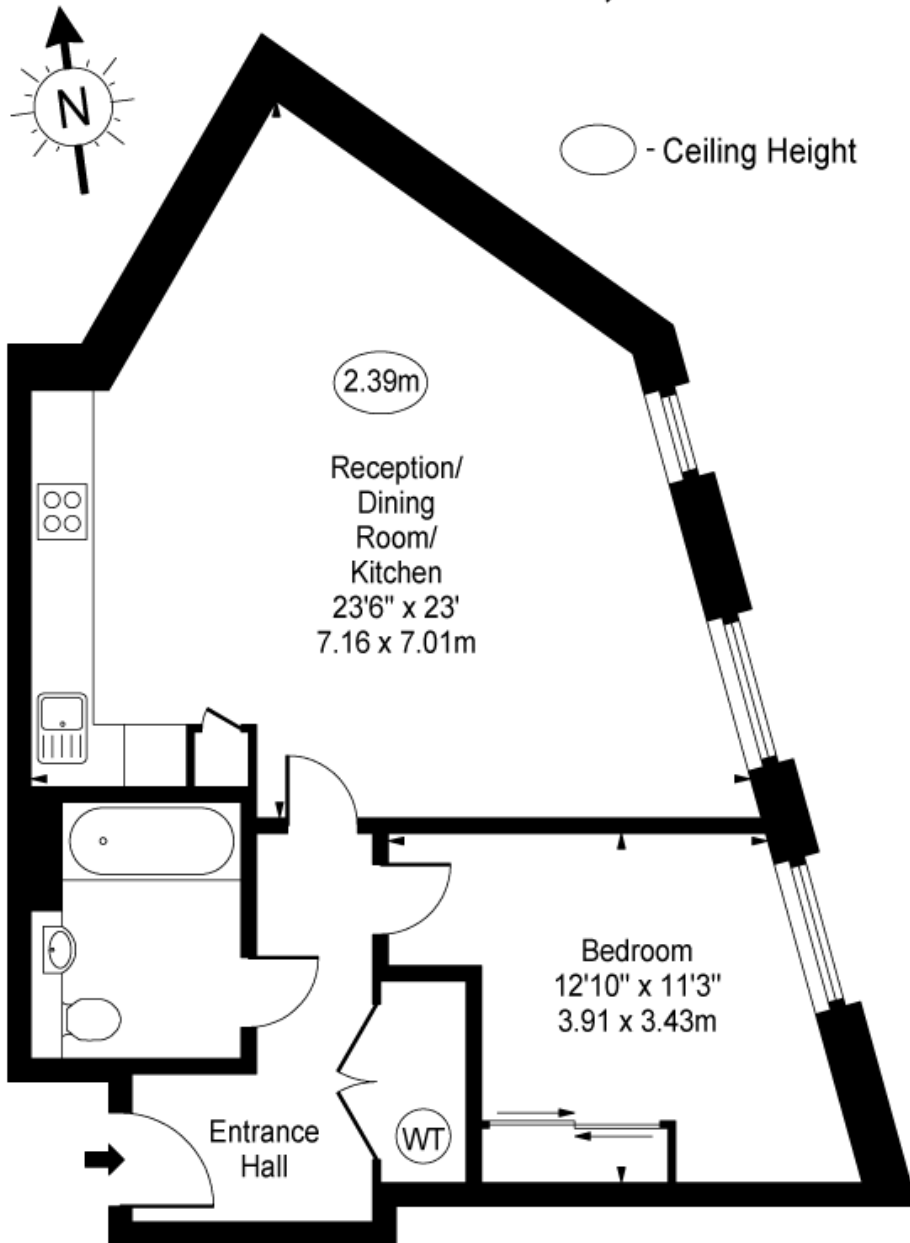
**Tenure:** Leasehold  
**Service Charge:** TBC  
**Ground Rent:** TBC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(94-100) <b>A</b>		
(81-93) <b>B</b>	82	82
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

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## Queensland Road, N7



Third Floor

**Approx Gross Internal Area 674 Sq Ft - 62.61 Sq M**

For Illustration Purposes Only - Not To Scale

[www.goldlens.co.uk](http://www.goldlens.co.uk)

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