



Queensland Road

Islington, N7

Asking Price £685,000

Impeccable two-bedroom apartment set on the 11th floor of this modern purpose built development next to the Emirates Stadium with benefit of 24 hour concierge and on-site gymnasium plus a private balcony.



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- Two Double Bedrooms
- Two Bathrooms (one en-suite)
- Open-Plan Reception Room
- Private Balcony
- Gym
- Allocated parking space in secure underground car park
- Porter



Impeccable two-bedroom apartment set on the 11th floor of this modern purpose built development next to the Emirates Stadium with benefit of 24 hour concierge and on-site gymnasium plus a private balcony. The property the bright and well-proportioned offering; a large open-plan reception room with doors to a private balcony with pitch views, contemporary modern fitted kitchen with plenty of worktop and cupboard space, two double bedrooms; master bedroom with built in wardrobe and a luxury contemporary bathroom suite, further family bathroom. The property comes with an allocated parking space in the secure private underground car park (originally bought for £25k). 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 department store Selbys 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 987 years 10 months

Service Charge: £3800

Ground Rent: £600 The ground rent is reviewed every 10 years, the most recent

Local Authority: Islington Council

Council Tax Band: E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(91-101)	B	82	83
(81-90)	C		
(61-80)	D		
(51-60)	E		
(31-50)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Chestertons Islington Sales

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Flat 122, 7 Queensland Road, London
Approximate Gross internal Area
75 Sq M / 811 Sq Ft

