



Crossley Street

Holloway, N7

Offers in excess of £850,000

A bright and spacious two double bedroom ground and first floor maisonette located on a quiet tree-lined street only moments from Highbury & Islington station.



Crossley Street

Holloway, N7

- 2 double bedrooms
- Ground and First floor maisonette
- Victorian conversion
- Private garden
- Close to amenities and transport links



A bright and spacious two double bedroom ground and first floor maisonette located on a quiet tree-lined street only moments from Highbury & Islington station. The property is well-proportioned comprising; a large double bedroom on the ground floor with substantial built-in wardrobes (currently being used as a home office); further double bedroom to the rear of the ground floor (currently being used as the master bedroom); very spacious bathroom with bath and overhead shower; upstairs is the open kitchen/living room occupying the whole of the first floor. The kitchen is modern finished to a Scandinavian style and overlooking the garden; the living room is generously sized with original fireplace adding the grandeur and character to the room along with the two sash-windows which flood the room with light. Crossley Street affords superb access to the transport at Highbury & Islington station (National Rail & Victoria Line) providing superb links around London, Holloway Road station (Piccadilly Line) with trains through the West End out to Heathrow and the buzz of Upper Street only a short walk. Alternatively the gastro pubs of the Duchess Of Kent, the Albion and the Drapers Arms can be found locally within Barnsbury, with the supermarkets of Waitrose and Sainsbury's located at the Southern end of Liverpool Road, close to Angel and the more localised Waitrose on Holloway Road.

Tenure: Share of Freehold 90 years eight months remaining
Service Charge: £550 per annum
Local Authority: Islington
Council Tax Band: D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	69	77
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

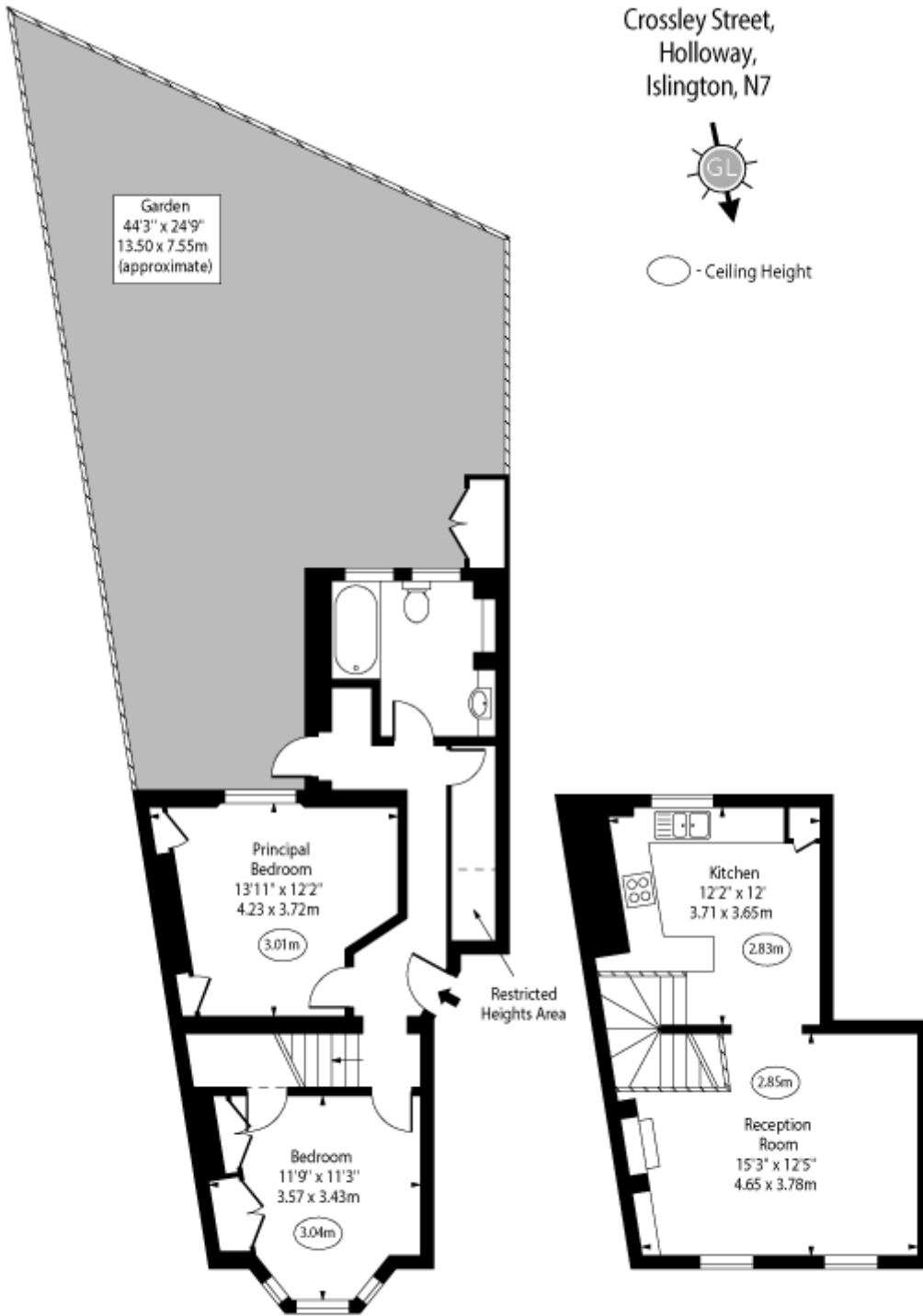
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Crossley Street,
Holloway,
Islington, N7



○ - Ceiling Height



Ground Floor

First Floor

Approx Gross Internal Area 850 Sq Ft - 78.97 Sq M

Approx. Floor Area Including Restricted Heights 860 Sq Ft - 79.89 Sq M

For Illustration Purposes Only - Not To Scale
www.goldlens.co.uk
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