



Queensland Road

Holloway, N7

Asking Price £400,000

A bright, spacious and well-presented 1 double bedroom 8th floor apartment, benefitting from a good sized private balcony and situated within a highly regarded modern development, located moments from the amenities of Holloway Road.



Queensland Road

Holloway, N7

- Stunning 490sq ft 8th floor 1 double bedroom apartment
- 24ft Open-plan kitchen/ dining/ reception room
- Private balcony with stunning views
- Concierge & communal roof gardens
- Superb access to Drayton Park station, Finsbury Park & Holloway Road Underground
- EWS1 compliant



A bright, spacious and extremely well presented 1 double bedroom apartment set on the 8th floor of this landmark development. Accommodation comprises master bedroom with built-in wardrobes, bathroom and spacious open-plan kitchen/ reception room with access out to the private balcony affording stunning views across London. 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 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.

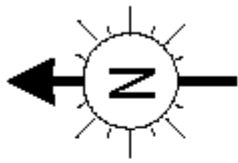
Tenure: Leasehold 987 years 9 months
Service Charge: £1256.76 This includes buildings insurance
Ground Rent: £324.68
Local Authority: Islington
Council Tax Band: C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(91-101)	B	82	82
(81-90)	C		
(69-80)	D		
(55-68)	E		
(39-54)	F		
(21-38)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

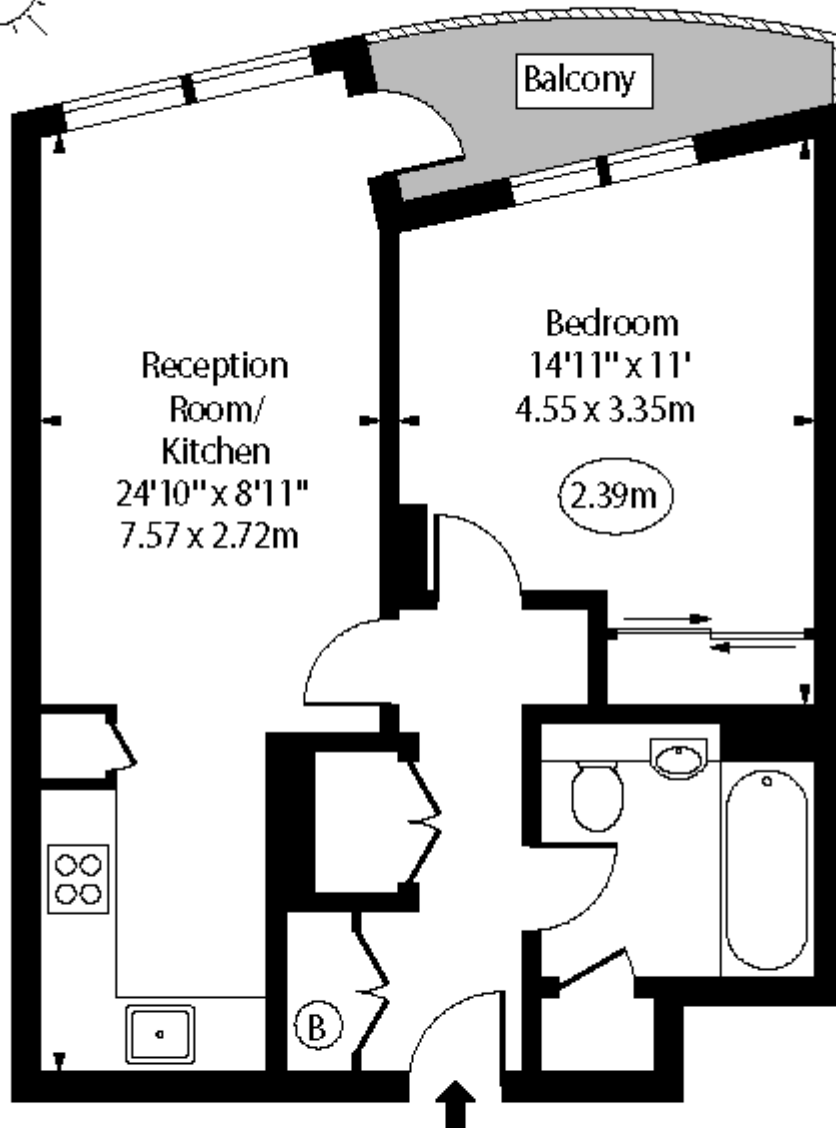
Chestertons Islington Sales

327-329 Upper Street
 Islington
 London
 N1 2XQ
 islington@chestertons.co.uk
 020 7359 9777
 chestertons.co.uk

Queensland Road, N7



○ - Ceiling Height



Eighth Floor

Approx Gross Internal Area 490 Sq Ft - 45.52 Sq M

For Illustration Purposes Only - Not To Scale

www.goldlens.co.uk

Ref. No. 016925E

