



Holloway Road

Holloway, N7

Offers In Excess Of £625,000

A beautifully presented and extremely bright 3 double bedroom apartment with accommodation arranged across the 3rd (top) floor of this former industrial building, believed to have been a piano factory.

CHESTERTONS



Holloway Road

Holloway, N7

- Spacious 3 double bedroom apartment
- Impressive 20ft X 14ft open-plan kitchen/ reception room
- Set across the 3rd (top) floor
- Principal bedroom with en-suite shower room
- Superb access to local amenities including Holloway Road Underground station (Piccadilly Line)



A beautifully presented and extremely bright 3 double bedroom apartment with accommodation arranged across the 3rd (top) floor of this former industrial building, believed to have been a piano factory. To the front is a hugely impressive and extremely bright 20ft X 14ft open-plan kitchen/ reception/ dining room. The kitchen is equipped with Neff appliances, quartz worktops & Villeroy & Boch fittings. The room offers a wonderful space in which to relax but at the same time lends itself superbly for entertaining. To the rear can be found the principal bedroom complete with en-suite shower room. There are 2 further double bedrooms and the main family bathroom. The property affords convenient access to the shops of Holloway Road, including Waitrose and Sainsbury's, and is only a short walk from the many amenities of Upper Street. Holloway Road Underground station (Piccadilly Line) is only moments away, with frequent trains through Central London, the Theatre District and out to Heathrow. In addition, the trains and underground at Highbury & Islington, Finsbury Park and Drayton Park are all short walks away and provide superb links across London.

Tenure: Leasehold 114 years 11 months

Service Charge: £3379p.a.

Ground Rent: £500p.a.

Local Authority: Islington

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Chestertons Islington Sales

327-329 Upper Street

Islington

London

N1 2XQ

islington@chestertons.co.uk

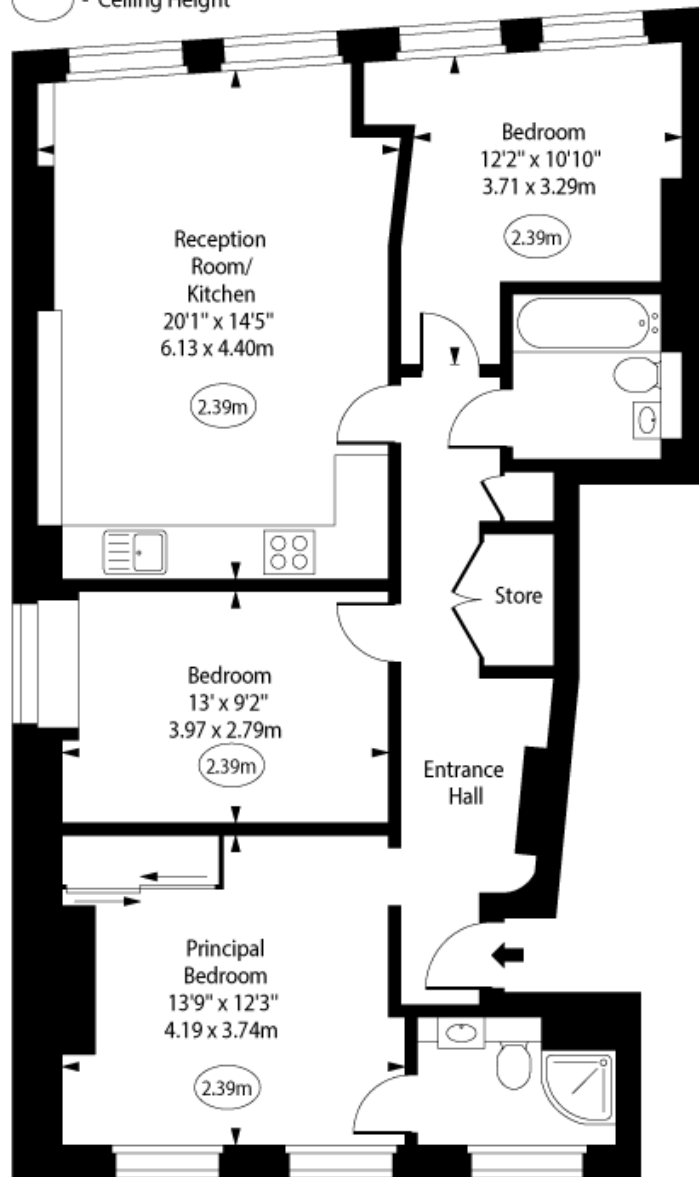
020 7359 9777

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Holloway Road,
Holloway,
Islington, N7



○ - Ceiling Height



Third Floor

Approx Gross Internal Area

937 Sq Ft - 87.05 Sq M

Every attempt has been made to ensure the accuracy of the floor plan shown. However, all measurements, fixtures, fittings, and data shown are approximate interpretations and for illustrative purposes only. Measured according to the RICS. Not To Scale.

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Ref. No. 029481J

