



# 32 Hornsey Road, N7

Islington

Asking Price £550,000

A spacious & bright two double bedroom first floor apartment located within the modern gated L'Ecole development with its own secure underground parking space all within a short distance to Holloway Road station.

**CHESTERTONS**



## Block D

32 Hornsey Road, N7

- Spacious & bright two double bedroom first floor apartment
- Semi open plan living space with private balcony
- Modern gated L'Ecole development
- Secure underground parking space
- Within a short distance to Holloway Road station & local amenities.



A spacious & bright two double bedroom first floor apartment located within the modern gated L'Ecole development with its own secure underground parking space all within a short distance to Holloway Road station.

This fantastic apartment comprises, a large reception room with floor to ceiling windows and sliding door access to the private balcony that overlooks the courtyard, a separate modern kitchen space with ample storage space, a fully tiled family bathroom with a 4-piece suite, two double bedrooms with the principal having built in wardrobes. The apartment further benefits from a caretaker, communal garden and secure underground allocated parking space.

The L'Ecole development is located on Hornsey Road, close to the Emirates Stadium and a short walk to Holloway Road. Transport links are varied with Holloway Road Underground (Piccadilly Line through to the West End) and Highbury and Islington Station (Victoria Line and London Overground) within easy reach. Nearby Drayton Park Station also provides fast trains to Old Street and Moorgate. There are many local amenities within easy reach including Waitrose and Marks & Spencer. Upper Street's many shops and bars are nearby, as is Highbury Fields, the largest open green space in the borough.

**Tenure:** Leasehold 103 years 5 months

**Service Charge:** £5558.05

**Ground Rent:** £200

**Local Authority:** Islington

**Council Tax Band:** E

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 71 C    | 73 C      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

### *Chestertons Islington Sales*

327-329 Upper Street

Islington

London

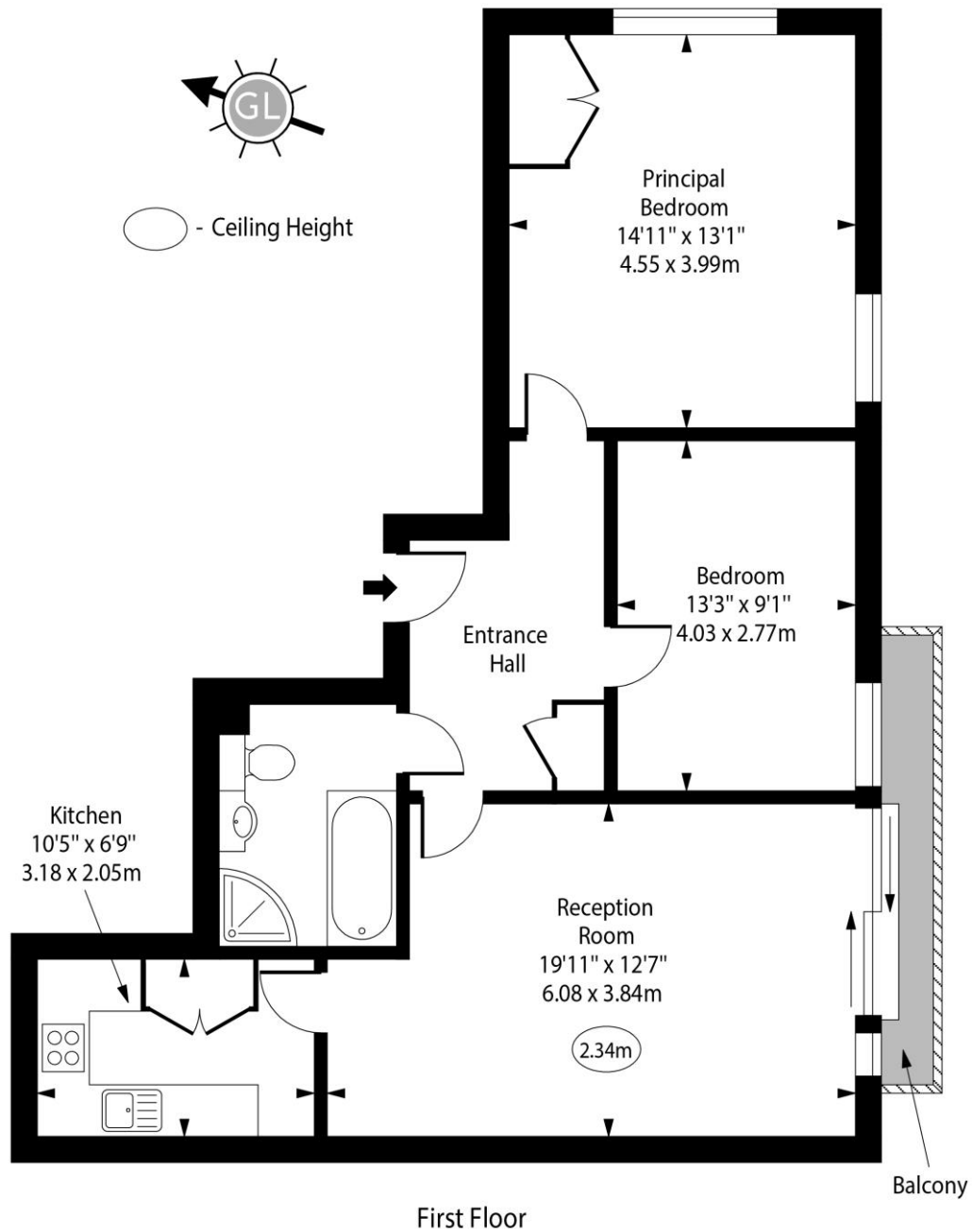
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Approx Gross Internal Area 800 Sq Ft - 74.32 Sq M

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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