



# Sussex Way

London, N7

Asking Price £1,450,000

A stunning family home in close proximity to the fantastic amenities of Finsbury Park and Tufnell Park, complete with fully insulated garden studio.

This wonderfully stylish property, measuring 1766 sq ft, is presented in fantastic condition having undergone a full refurbishment by the current owners, seamlessly blending period features with contemporary - and that includes new double glazed sash windows throughout and a new boiler (fitted March 2025). Amongst its many highlights is a double reception that leads through to the large kitchen/diner.

Accommodation comprises four bedrooms, two bathrooms, double reception and a large kitchen/diner.

Furthermore, there is a separate WC and very good storage. Chain-free!



# Sussex Way

## London, N7

- Beautifully designed
- Two bathrooms plus WC
- Four bedrooms
- Double reception
- Stylish kitchen/diner
- Garden studio



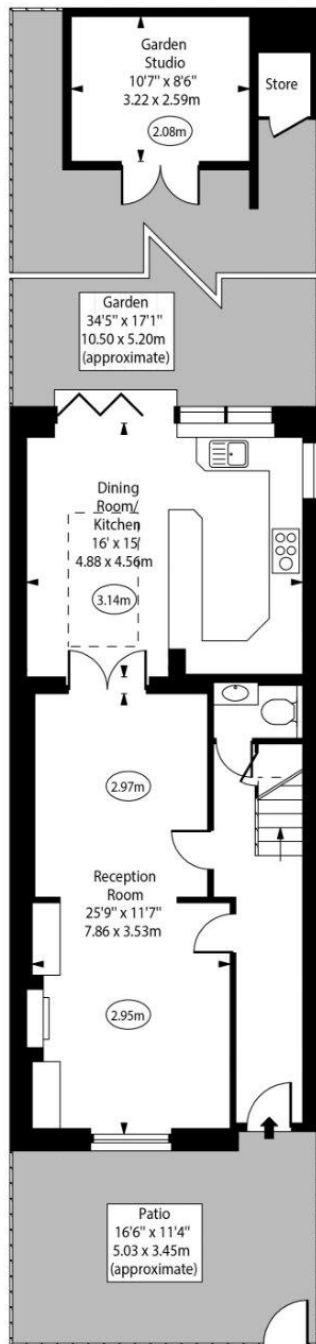
Sussex Way runs parallel with Holloway Road, nearest tube stations being Finsbury Park (Piccadilly & Victoria lines) – (including Finsbury Park trainline station with lines into Moorgate & King's Cross), Holloway Road tube station (Piccadilly line) & Archway (Northern line), and close to local bus services, shops & café's (including a short walk to from the Michelin guide bakery, Jolene). Islington Upper Street & Highbury Corner are served by bus services from Holloway Road in one direction and Highgate in the other. There are also easy bus connections to Crouch End and Camden.

**Tenure:** Freehold  
**Service Charge:** £0  
**Ground Rent:** £0  
**Local Authority:** Islington Council  
**Council Tax Band:** F

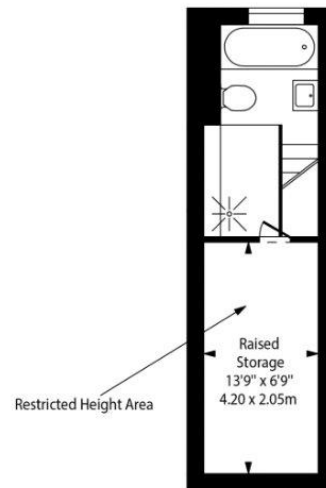
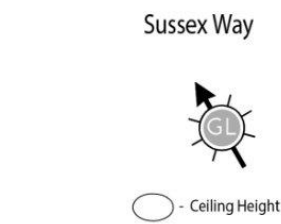
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (94-100)		
B (81-93)		
C (69-80)		79
D (55-68)	61	
E (39-54)		
F (21-38)		
Not energy efficient - higher running costs		
G (1-20)		
England, Scotland & Wales EU Directive 2002/91/EC		

### *Chestertons Camden & Kentish Town Sales*

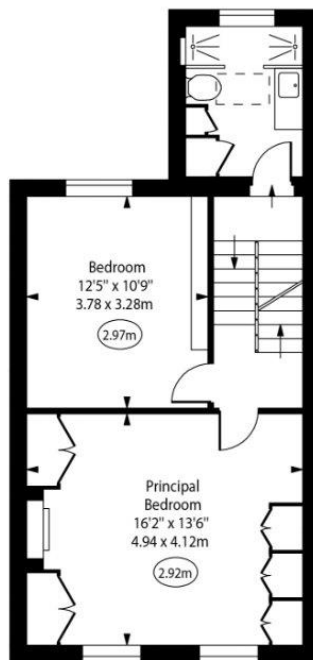
99-101 Parkway  
 Camden  
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 NW1 7PP  
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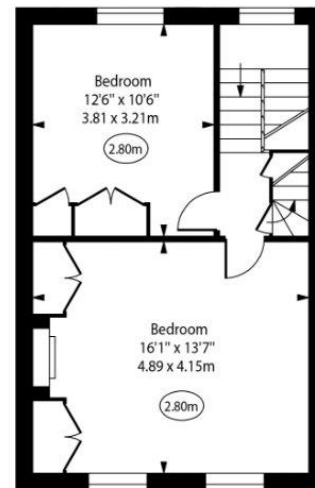
Ground Floor  
Gross Internal Area - 658 Sq Ft - 61.13 Sq M



Third Floor  
Gross Internal Area - 178 Sq Ft - 16.54 Sq M



First Floor  
Gross Internal Area - 500 Sq Ft - 46.45 Sq M



Second Floor  
Gross Internal Area - 430 Sq Ft - 39.95 Sq M

Approx Gross Internal Area 1672 Sq Ft - 155.33 Sq M

Approx. Floor Area Including Restricted Heights 1766 Sq Ft - 164.06 Sq M  
(Excluding Garden Studio & Store)

Garden Studio Area 90 Sq Ft - 8.36 Sq M

For Illustration Purposes Only - Not To Scale  
www.goldlens.co.uk  
Ref. No. 027268R