



Hornsey Road, N7 | Asking Price £395,000



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Hornsey Road, London

A beautifully presented one-bedroom ground floor apartment set within a contemporary gated development on Hornsey Road, Islington. The property offers a thoughtfully designed open-plan kitchen and reception room with integrated appliances, opening directly onto a private decked garden, a rare feature that creates an inviting extension of the living space.

The accommodation further includes a well-proportioned double bedroom with built-in wardrobes and a modern bathroom. The property is offered chain free, making it an attractive prospect for first-time buyers and investors alike.

Residents benefit from a secure and well-maintained environment, with excellent transport connections. Holloway Road Underground Station (Piccadilly Line), Drayton Park, and Upper Holloway Overground are all within easy reach, alongside a vibrant selection of shops, cafés, and restaurants on Holloway Road.

This apartment forms part of the L'Ecole development at 30–36 Hornsey Road, which has already undergone professional fire safety assessment and is included in the government-backed Cladding Safety Scheme. An initial inspection confirmed that the building posed a low fire risk, and a full programme of recladding works is now planned with government funding secured.

The major works are scheduled to begin in 2026 and complete by 2027, ensuring the building remains fully compliant with the latest safety standards. Leaseholders are contributing to costs under the Building Safety Act, though the bulk of the expenditure is covered by the government scheme.

In practice, this means purchasers benefit from the reassurance that the property is both safe today and will be comprehensively upgraded in the coming years, without the full financial burden falling on residents.





Hornsey Road, London

Asking Price:
£395,000 subject to contract.

Tenure:
Leasehold

Local Authority:
London Borough of Islington

Council Tax Band:
D

Approximate Gross Internal Area:
613.00 sq ft

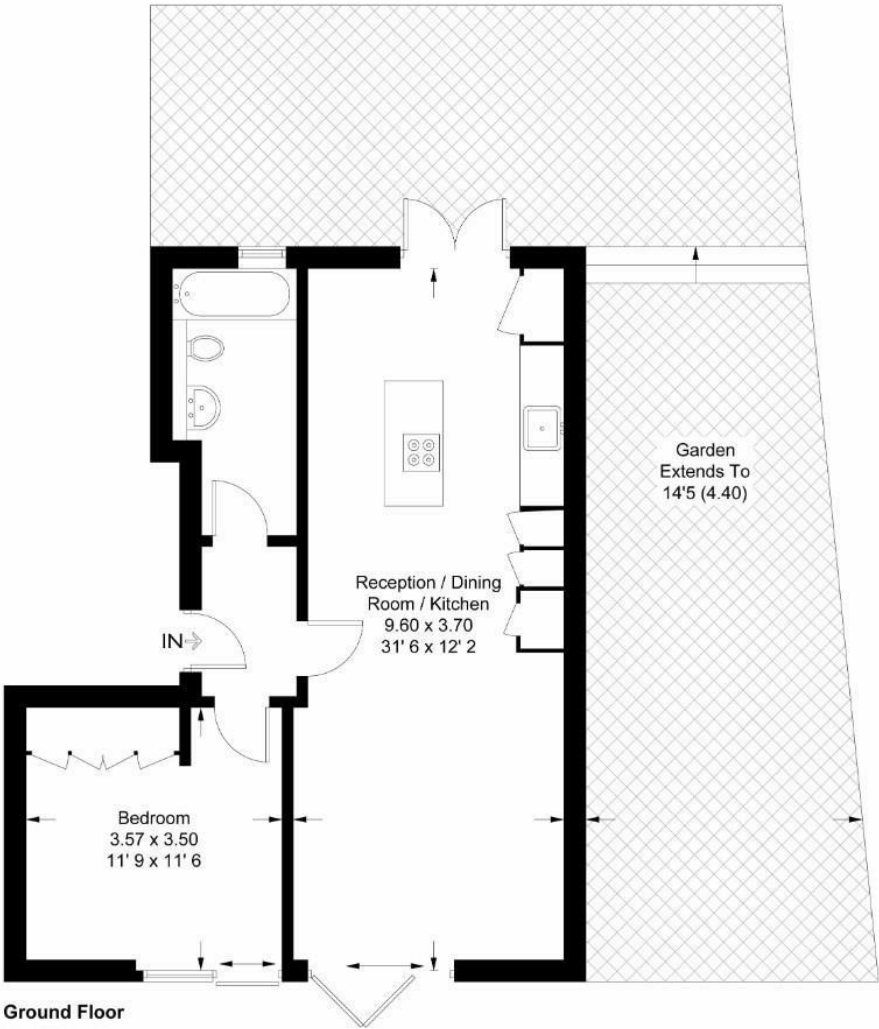
Energy Efficiency Rating

| | Current | Potential |
|---|---------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | 80 |
| (55-68) D | 66 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |

England & Wales

EU Directive
2002/91/EC

Hornsey Road
Approximate Gross Internal Area = 612 sq ft / 56.9 sq m



This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.

020 7222 5510
info@tuckermanresidential.co.uk
52 Moreton Street, London, SW1PV 2PB
www.tuckermanresidential.co.uk

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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