

Parkhurst Road, Holloway, N7 0NN

£370,000 Leasehold



A beautifully presented one bedroom apartment, set

A beautifully presented top floor, one bedroom apartment, in close proximity to both Tufnell Park and Holloway. This bright, spacious leasehold property forms part of a low-rise Corporation of London purpose-built block, which is extremely well maintained and perfect for anyone requiring a central location with excellent transport links.

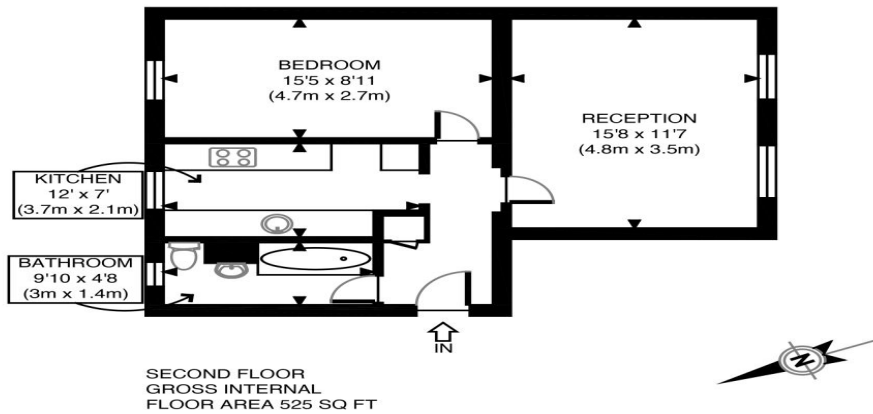
The apartment comprises one double bedroom, an inner courtyard facing reception room, a modern galley kitchen with integrated appliances, and a bathroom suite. Large windows on both sides of the property cast a great deal of natural light throughout, which is especially pleasant on sunnier days. The property also benefits from brand new double glazed sash windows throughout, an additional downstairs storage space as well as a large communal garden and an on-site estate caretaker.

It is located within walking distance of Holloway Road and Caledonian Road Stations (Piccadilly line), as well as Tufnell Park Station (Northern Line), Upper Holloway (overground) and Finsbury Park (mainline and Victoria Line). Very frequent buses stop on the doorstep and a wide choice of local shops, restaurants and amenities are within easy walking distance. Both Camden Town and Angel are also easily accessible.

Key features:

- Purpose Built Block
- Modern One Bed Apartment
- Leasehold
- Bright Reception
- Spacious Bedroom
- Galley Kitchen

HANLEY



<p>APPROX. GROSS INTERNAL FLOOR AREA 525 SQ FT / 49 SQM</p> <p>Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation</p>	<p>Hilton House</p>
	<p>date 02/02/24</p> <p>photoplan</p>

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Registered Office: Galla House, 695 High Road, North Finchley, London N12 0BT

Energy Efficiency Rating and Environmental Impact (CO2) Rating

Certificate Number : 2757-2126-8423-0112-1710

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		68
39-54	E	44	
21-38	F		
1-20	G		

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/2757-2126-8423-0112-1710>

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating, the more energy efficient the home is and the lower the fuel bills are likely to be.

The environment impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO2) emissions. The higher the rating, the less impact it has on the environment.

Council Tax Band

Band: B

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