

Sussex Way, Upper Holloway, N19 4DW

£500,000 Leasehold



Exceptional two bed apartment, set within this private

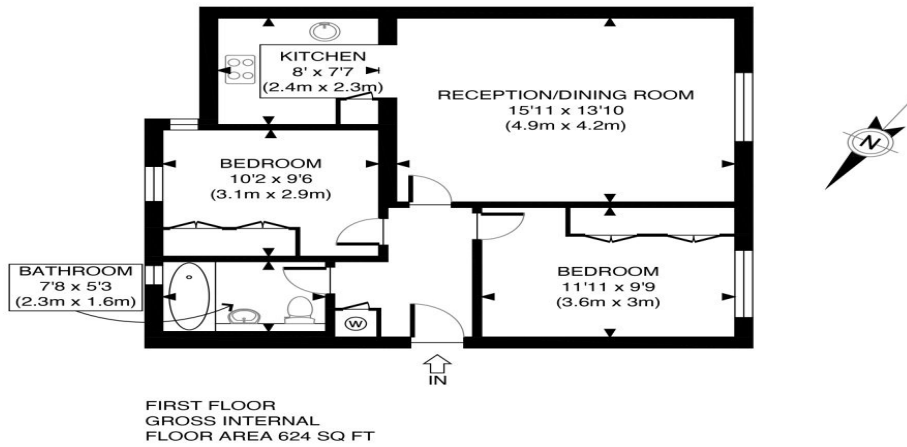
Exceptional two bed apartment, set within this private gated mews development, close to Hornsey Road. The mews has been converted from 19th Century stables and Victorian workshops into a contemporary living area. Eddison Court is an incredibly well-maintained residency which is quietly set from Sussex way and where all the properties overlook a modern, cobbled courtyard decorated with shrubs transmitting an air of calm and relaxation. Close by is the untamed sprawl of Highgate Wood as well as the rugged expanse of Hampstead Heath. This 613 sq ft (57 sq m) first floor lateral apartment, is the perfect home for first time buyers or investors and provides a very unique and safe environment with convenient transport links in close proximity.


With a 973 year lease remaining, the property comprises of two double bedrooms, an expansive and brightly-lit reception with an alcove custom built kitchen that is fully equipped with modern appliances. It is well insulated with double glazed windows fitted throughout in 2018. The main bathroom suite is well presented. There is a roof terrace, with access allotted to eight apartments providing impressive views of The City, Highgate and beyond.

The property is located close to a myriad of shops, markets and restaurants in Hornsey Road and Holloway Road as well as within easy reach of Upper Street, Camden and Highgate Hill. The area is well served by various bus routes and in proximity to Archway (Northern Line) and Finsbury Park (Piccadilly, Victoria, Thameslink) Underground Station.

Key features:

- Secure Gated Development
- Large Lateral Apartment
- Two Double Bedrooms
- Open Plan Reception
- One Bathroom Suite
- 973 Year Leasehold



<p>APPROX. GROSS INTERNAL FLOOR AREA 624 SQ FT / 58 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>Eddison Court</p>
	<p>date 28/02/24</p>
	<p>photoplan </p>

Energy Efficiency Rating and Environmental Impact (CO2) Rating

Certificate Number :

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81
69-80	C	75	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/>

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: D

The copyright of all details, photographs and floor plans remain exclusive to Hanley Estates.

SALES | PROPERTY MANAGEMENT | LETTINGS



VAT Hanley Estates Ltd VAT Reg. No. 976669935 Registered in England No. 6478632
Registered Office: Galla House, 695 High Road, North Finchley, London N12 0BT

770-772 Holloway Road,
London N19 3JQ

info@hanleyestates.com
www.hanleyestates.com

T: 020 7263 3388
F: 020 7263 3399