



Hornsey Road, N7 6DJ

£425,000 Leasehold



We are pleased to offer a one-bedroom top floor conversion, boasting 691 sqft of living space situated on the corner of a sought-after, tree-lined residential street. In excellent condition, this property also features an open-plan kitchen/living area, a spacious double bedroom, and a three-piece bathroom suite. This property is available for purchase without an onward chain.

Conveniently located, the flat is within walking distance to local shops, restaurants, and amenities, and offers great transport connections to the City via Holloway Road tube station (Piccadilly Line), Highbury &

- One double bedroom
- 691 SQ FT/64.2 SQ MT
- Open plan kitchen/living room
- Chain free
- EPC C
- Ample storage
- Good transport links
- Excellent amenities nearby

Hornsey Road, London, N7

Approximate Area = 691 sq ft / 64.2 sq m (excludes voids)

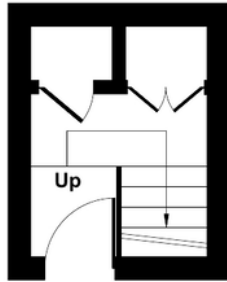
Limited Use Area(s) = 86 sq ft / 8 sq m

Total = 777 sq ft / 72.2 sq m

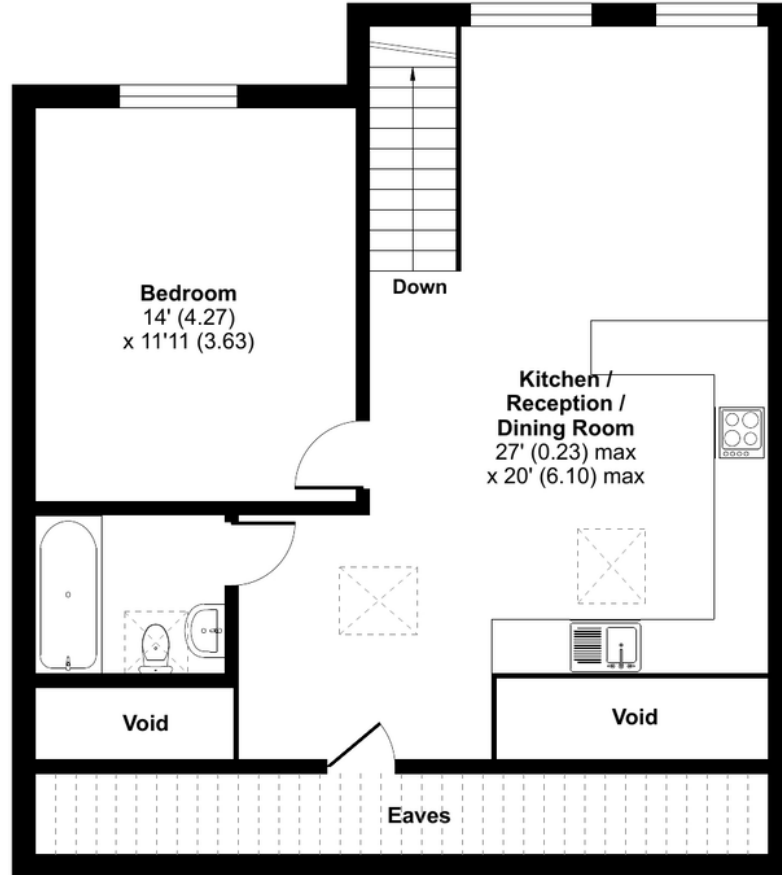
For identification only - Not to scale



Denotes restricted head height



SECOND FLOOR



THIRD FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2024. Produced for David Andrew. REF: 1151115



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C	80	80
55-68	D		
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			

Agent's Note:
Whist Care has been exercised in the preparation of these particulars, statements about the property must not be relied upon as representations of statement or fact. Prospective applicants must make and rely upon their own enquiries and those of their professional representatives. The company accepts no liability for any error contained in these particulars.

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