73 Hornsey Road, N7 6DJ

£620,000
Leasehold

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73 Hornsey Road

£620,000
Leasehold

We're delighted to present a two-bedroom, two-bathroom conversion, offering 849 sqft of living space on the corner of a desirable, tree-lined residential street. Presented in excellent condition, this spacious property further benefits from an open-plan kitchen/living room leading onto the private balcony, two double bedrooms, one with an en-suite shower room and a three-piece bathroom. This property is being sold chain free.

The flat is located within walking distance of local shops, restaurants and amenities and has excellent transport links to the City via Holloway Road tube station (Piccadilly Line), Highbury & Islington tube station (Overground and Victoria) and Drayton Park (Great Northern).

- Open-plan kitchen/living room
- Two bedrooms
- Recent renovation
- High specification
- Long lease - 998 years
- Balcony
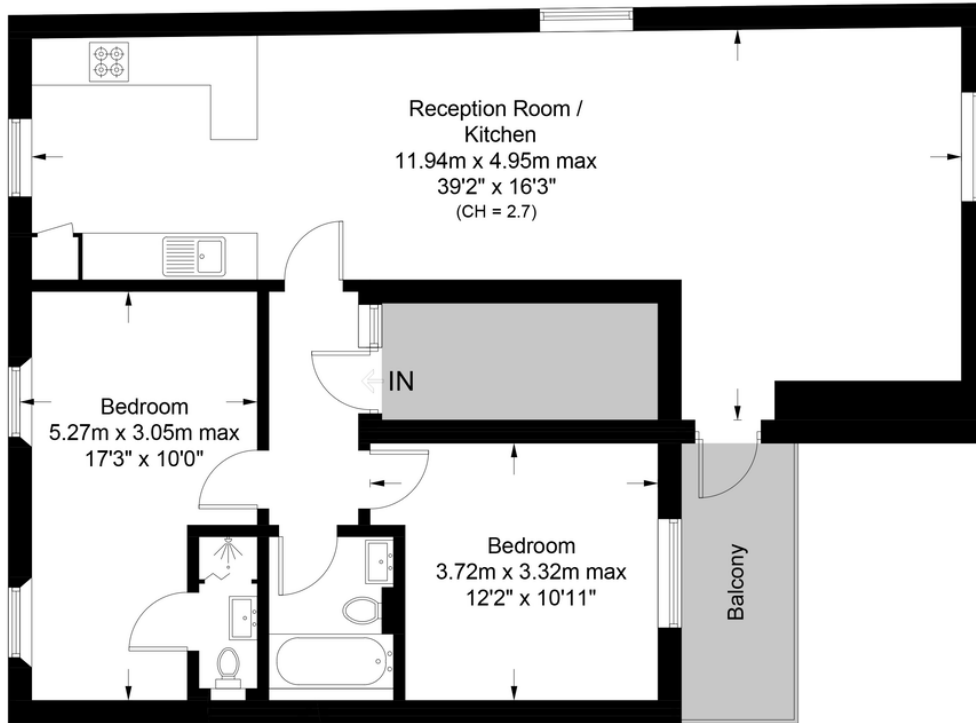- End of terrace
- Excellent amenities nearby

N

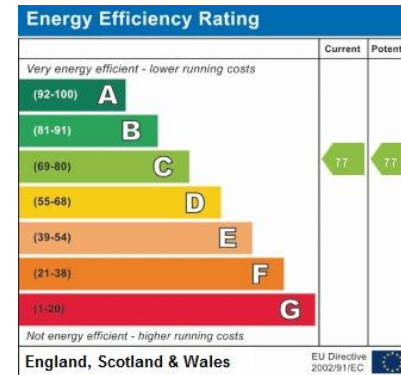# DAVID ANDREW | your most valuable asset

Reception Room / Kitchen
11.94m x 4.95m max
39'2" x 16'3"
(CH = 2.7)

IN

Bedroom
5.27m x 3.05m max
17'3" x 10'0"

Bedroom
3.72m x 3.32m max
12'2" x 10'11"

Balcony

First Floor

DAVID ANDREW | your most valuable asset

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London, N19 5SE

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Highbury Office

90 Highbury Park
London N5 2XE

T (0)20 7354 9111

Stroud Green Office

167 Stroud Green Road
London N4 3PZ

T (0)20 7281 2000

General Contact

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	77	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England, Scotland & Wales EU Directive 2002/91/EC

Agent's Note:

DA

The National Approved Letting Scheme

SAFE AGENT

APPROVED CODE TRADINGSTANDARDS.UK

The Property Ombudsman