

Highbury Gardens

52 Holloway Road, N7

Offer in Excess of £400,000

A bright & spacious dual aspect one bedroom apartment situated on the 2nd floor within this secure gated modern development located just moments from Highbury & Islington Underground and Overground Stations & Highbury Fields.

CHESTERTONS









Highbury Gardens

52 Holloway Road, N7

- Bright 1 double bedroom second floor apartment
- Open-plan dual aspect kitchen/ reception room
- Secure gated development with landscaped communal gardens
- Car free development
- Moments from Highbury & Islington Underground and Overground Stations & Highbury Fields

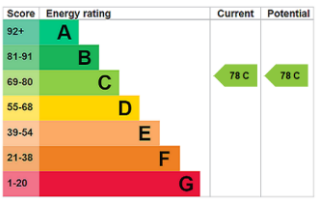


A bright & spacious dual aspect one bedroom apartment situated on the 2nd floor within this secure gated modern development located just moments from Highbury & Islington Underground and Overground Stations & Highbury Fields.

This wonderful home comprises, a dual aspect spacious & bright semi open plan reception room with room for a dining table, a L shaped modern fitted kitchen with ample countertop space, large master bedroom with built in wardrobes, fully tiled bathroom and extra storage in the entrance hall. The property further benefits from communal bike storage, beautiful communal gardens, underfloor heating and a lift. *This is a car free development*

Highbury Gardens affords superb access to the transport at Highbury & Islington station (National Rail & Victoria Line) providing superb links around London, Holloway Road station (Piccadilly Line) with trains through the West End out to Heathrow and the buzz of Upper Street only a short walk. Alternatively the gastro pubs of the Duchess of Kent, the Albion and the Drapers Arms can be found locally within Barnsbury, with the supermarkets of Waitrose and Sainsbury's located at the Southern end of Liverpool Road, close to Angel and the more localised Waitrose on Holloway Road.

Tenure: Leasehold 111 years
Service Charge: £3527
Ground Rent: £200
Local Authority: (1068) Islington Council
Council Tax Band: D

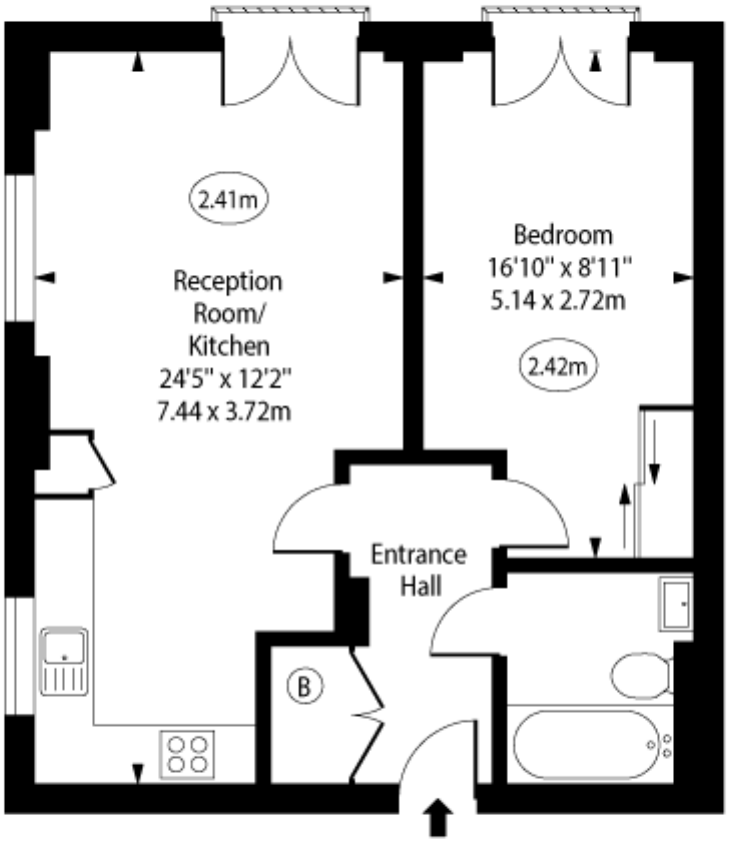


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- Ceiling Height



Second Floor

Approx Gross Internal Area 537 Sq Ft - 49.89 Sq M

Every attempt has been made to ensure the accuracy of the floor plan shown. However, all measurements, fixtures, fittings, and data shown are approximate interpretations and for illustrative purposes only. Measured according to the RICS. Not To Scale.

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