

Highbury Gardens

Islington, N7

Asking Price £575,000

A two double bedroom second floor apartment with large private balcony set within this secure gated modern development located just moments from Highbury & Islington Underground and Overground.

CHESTERTONS









Highbury Gardens

52 Holloway Road, N7

- Two double bedroom second floor apartment
- Private balcony overlooking communal gardens
- Car free development
- Moments from Highbury & Islington Underground and Overground Stations & Highbury Fields

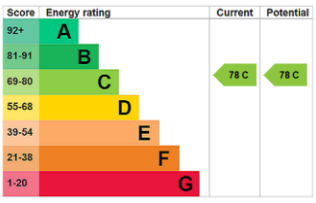


A two double bedroom second floor apartment with large private balcony set within this secure gated modern development located just moments from Highbury & Islington Underground and Overground.

This bright and modern apartment comprises, entrance hall with utility storage and hardwood flooring throughout, open plan reception/dining/kitchen area that is modern with ample cupboard space and access to the private balcony. Two double bedrooms with the principal bedroom having built in storage and both bedrooms have access to the private balcony overlooking the communal gardens, there is also a fully tiled family bathroom. 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 110 years 6 months
Service Charge: £4827.84
Ground Rent: £200
Local Authority: (1068) Islington Council
Council Tax Band: F

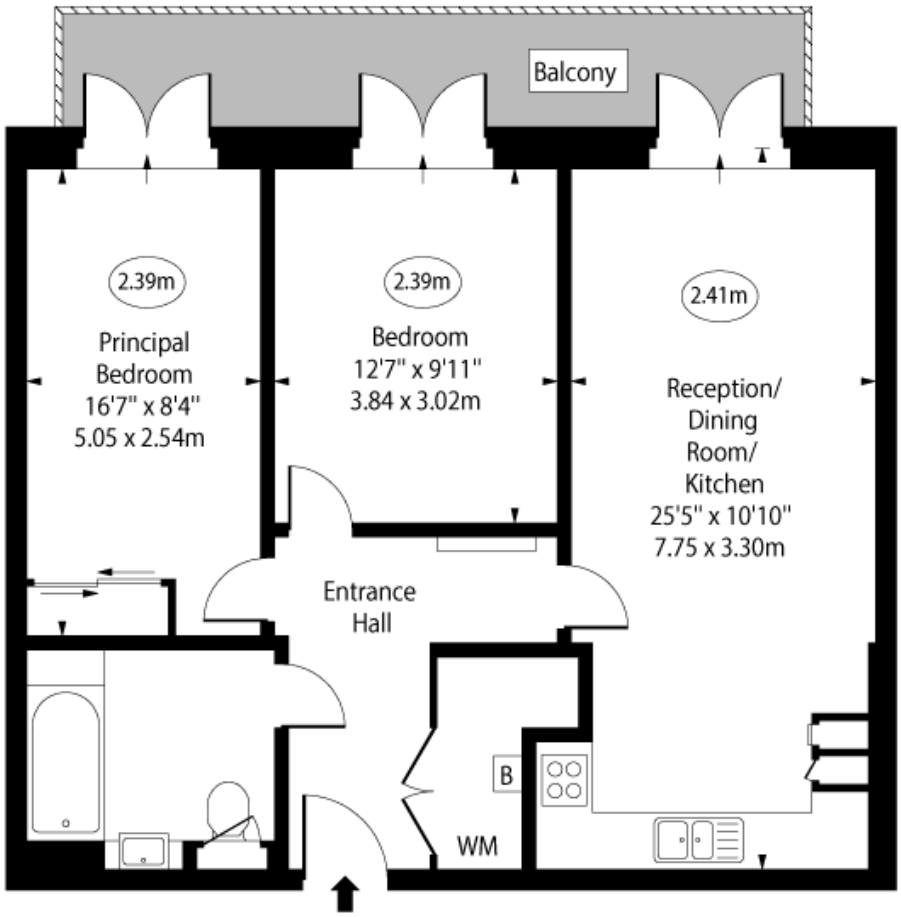


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Highbury Gardens, Holloway Road, N7

- Ceiling Height



Second Floor

Approx Gross Internal Area 754 Sq Ft - 70.05 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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