



Holloway Road, Upper Holloway, N19

Offers In The Region Of £400,000



# Holloway Road, Upper Holloway, N19



## Description

**\*\*NEWLY REDECORATED\*\*** Homelink are pleased to offer for sale this modern split level flat set on both the ground and lower ground floors and located opposite Whittington Park.

The property consists on the ground floor of an open plan lounge and fitted kitchen, one bedroom with separate guest WC. There is also the addition of a good sized terrace area off the lounge. On the lower floor, there is second bedroom with en-suite shower room, 3 piece bathroom suite and a small outdoor courtyard. Other benefits include gas central heating, wood effect flooring and double glazing throughout.

Located just 0.1 miles from Upper Holloway Overground Station and just 0.4 miles from Archway Underground Station (Northern Line, Zone 2+3) and with the addition of several bus routes, transport links are great as are road links with the A1(M) close by.

The property is ideal for those wanting to get on the property ladder and even investors as well. To arrange an internal inspection, call and speak to one of our friendly sales team members. Early viewings recommended to avoid disappointment.

Tenure: Leasehold  
Lease: 999 years  
Service Charge: £1,500 p.a.  
Ground Rent: NIL  
Islington C/Tax Band - C

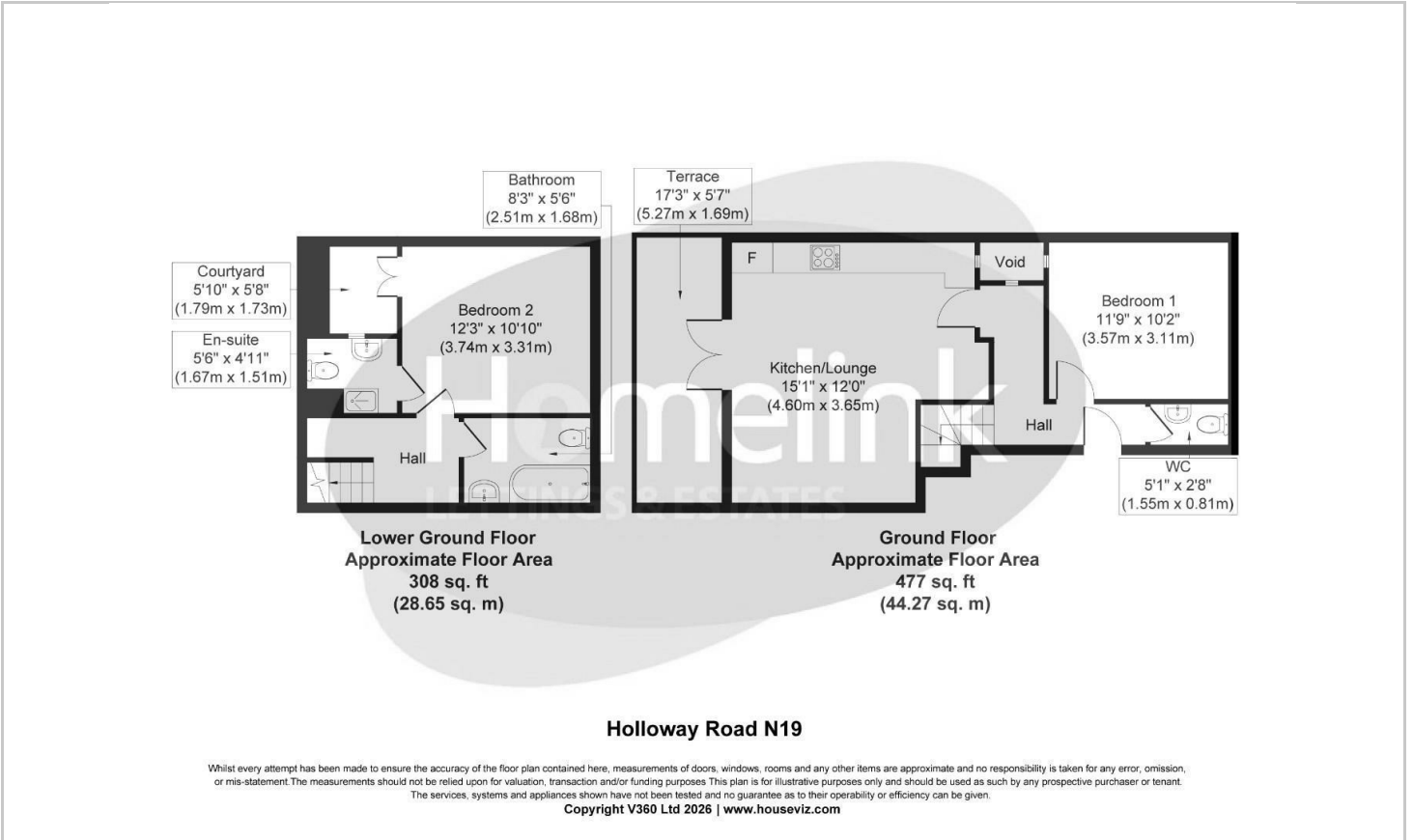
In accordance with the Estate Agents Act 1979: Please note the seller or seller company is directly related or employed by Homelink Residential Ltd, the selling agent.

- IDEAL FIRST TIME PURCHASE
- TWO DOUBLE BEDROOMS
- FITTED KITCHEN
- TWO OUTDOOR AREAS
- DOUBLE GLAZED
- WOODEN FLOORING
- CLOSE TO SHOPPING
- GREAT TRANSPORT LINKS
- NEW 999 YEAR LEASE
- CHAIN FREE

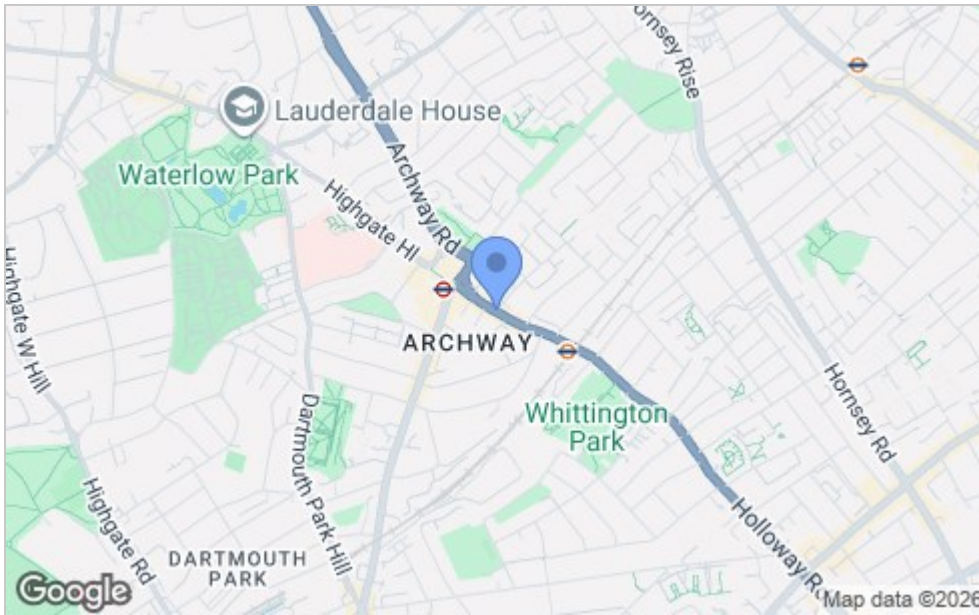




## Floor Plan



## Area Map

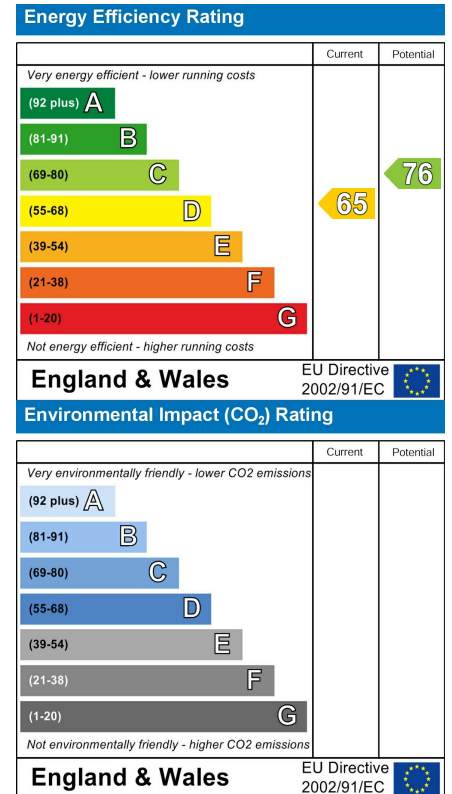


## Viewing

Please contact our Homelink Lettings & Estates Office on 0208 882 2112 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Energy Efficiency Graph



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