



All enquiries Ref: Kristian Georgiou

- Long leasehold first floor self-contained flat
- Share of Freehold
- Investment

**Location:**

The property is situated on Holloway Road within the Tufnell Park area of Islington. Public transport links include Upper Holloway Overground Station, offering London Overground services, together with nearby Underground connections at Archway Station on the Northern Line. Road links in the vicinity are excellent, with Holloway Road forming part of the A1, providing direct access towards both Central London and the North. Shopping amenities can be found locally along Upper Street and at Angel Central Shopping Centre, offering a variety of high-street brands, independent boutiques, cafés, and lifestyle stores. Camden Passage also provides a unique mix of antique shops and markets within easy reach of Islington. Recreational pursuits can be enjoyed at nearby Whittington Park and Highbury Fields.

**Accommodation:**

Studio room/kitchenette, shower room/WC

**EPC rating:** D

**Council Tax Band:** A

**Tenancy:**

The property is let on a tenancy agreement at a rent of £1,030 pcm.

**Rent reserved:**

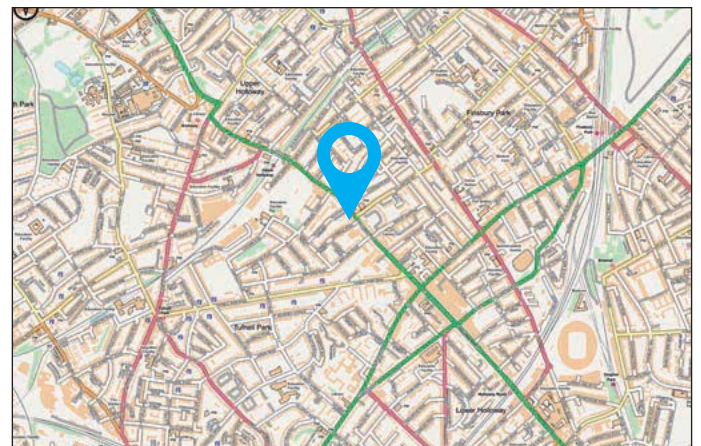
**£12,360** per annum

**Lease:**

Held on a long lease with a share of the freehold to be transferred on completion. Please refer to the legal documents.

**To view:**

Strictly by arrangement with the auctioneer.



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