



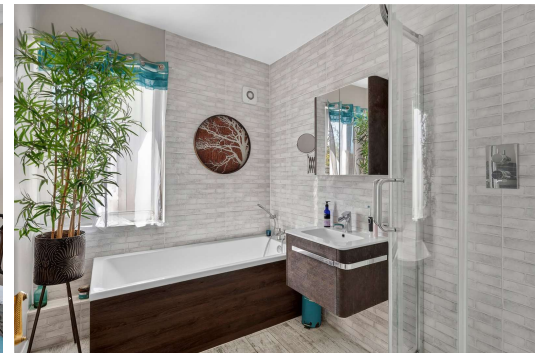
Holloway Road

Islington, N7

Offers in excess of £500,000

An extremely spacious 2nd floor one double bedroom apartment with its own conservatory and private roof terrace space all within a short distance to Highbury & Islington & Holloway Road stations.

CHESTERTONS



Holloway Road

Islington, N7

- Extremely spacious 2nd floor apartment
- Oversized double bedroom with built in storage
- Conservatory study/office/dining space
- Private roof terrace
- Within a short distance to Highbury & Islington & Holloway Road stations.



An extremely spacious 2nd floor one double bedroom apartment with its own conservatory and private roof terrace space all within a short distance to Highbury & Islington & Holloway Road stations. This fantastic home ready to be made your own spanning over 850sqft comprises, large reception room with room for dining table, stylish family bathroom with 4 piece suite, oversized double bedroom with built in storage, well equipped separate kitchen, a bright conservatory that could be used as a office/study space and access to a glorious roof terrace perfect for the summer.

This property is located on Holloway Road, affording superb access to the transport at Highbury & Islington station (National Rail & Victoria Line) Caledonian Road and Holloway Road stations (Piccadilly Line) providing superb links around London, with trains through the West End out to Heathrow and the buzz of Upper Street only a short walk away. Alternatively, the gastro-pubs of the Duchess Of Kent, the Albion and the Drapers Arms can be found locally, within the Barnsbury conservation area, along with a multitude of superb local restaurants and shops, with the supermarkets of Waitrose and Sainsbury's located at the Southern end of Liverpool Road, close to Angel and the more localised Waitrose (with parking) on Holloway Road, as well as local farmers markets. The apartment is only moments from the renowned school, St Mary Magdalene.

Tenure: Leasehold 151 years 1 months

Service Charge: £0 Property is responsible for 25% of any works.

Ground Rent: £250

Local Authority: (1068) Islington Council

Council Tax Band: C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Chestertons Islington Sales

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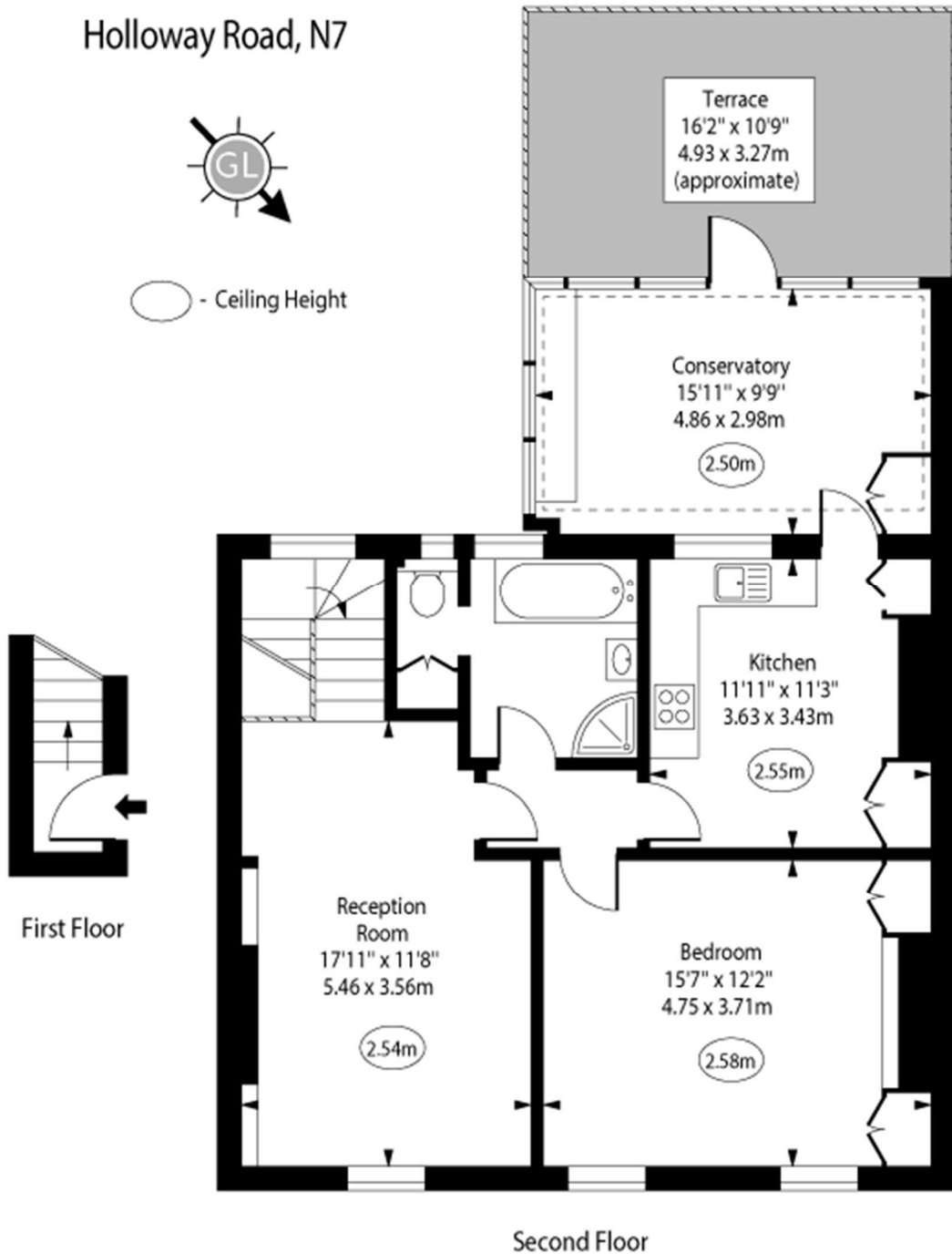
020 7359 9777

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Holloway Road, N7



○ - Ceiling Height



Approx Gross Internal Area 872 Sq Ft - 81.01 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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Ref. No. 031476J

