

Highbury Gardens

52 Holloway Road, N7

Offers in excess of £375,000

A modern ground floor one bedroom apartment set within this popular secure gated development with its own private patio space located just moments from Highbury & Islington Underground and Overground Stations & Highbury Fields.

CHESTERTONS









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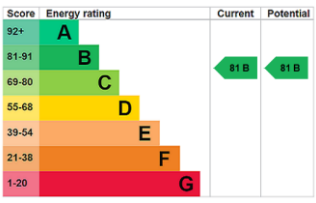
- One bedroom ground floor apartment
- Private patio space
- Car free development
- Modern development with communal gardens
- Moments from Highbury & Islington Underground and Overground Stations & Highbury Fields



This property is well presented and comprises, a spacious semi open plan living/kitchen space with a fully integrated kitchen with ample work top space and storage, from the living area there is double doors opening to the private patio space. Next to the entrance hall is a fully tiled family bathroom and a fantastic size double bedroom with a secondary access to the private patio. The property further benefits from communal bike storage, beautiful communal gardens 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.

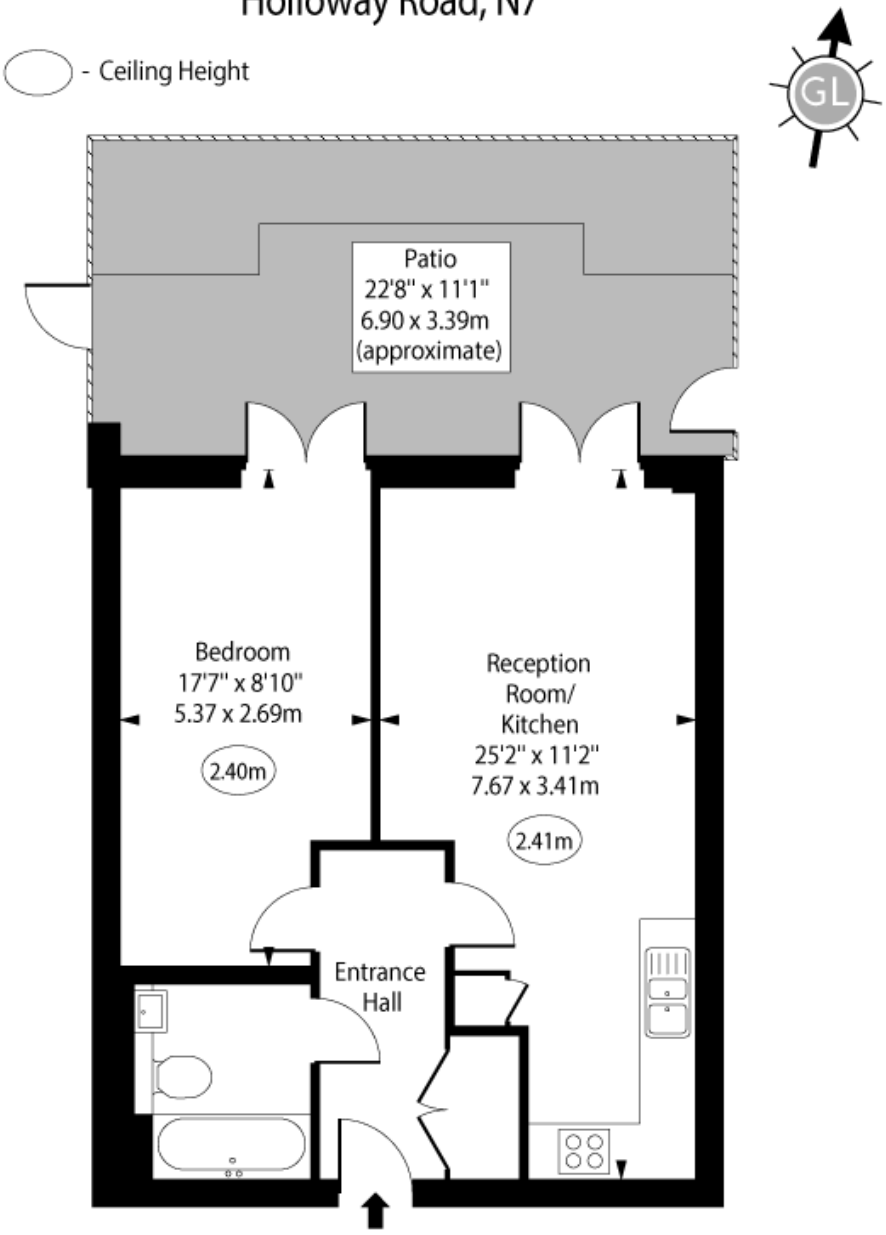
Tenure: Leasehold 235 years 3 months
Service Charge: £3052.19p.a.
Ground Rent: £250p.a.
Local Authority: Islington Council
Council Tax Band: D



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Holloway Road, N7



Ground Floor

Approx Gross Internal Area 500 Sq Ft - 46.45 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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