



36 Hornsey Road

Islington, N7

Asking Price £775,000

A truly stunning 2 double bedroom split level duplex apartment forming part of the elegant secure gated development L'Ecole Victorian school conversion with a voluminous & bright double height living space.

CHESTERTONS



36 Hornsey Road

Islington, N7

- Stunning 2 bedroom duplex apartment
- Spacious & bright double height living space
- Elegant L'Ecole Victorian school conversion
- Within a very short distance to Holloway Road Underground station



A truly stunning 2 double bedroom split level duplex apartment forming part of the elegant secure gated development L'Ecole Victorian school conversion with a voluminous & bright double height living space.

This duplex apartment sits within the original secure old school building and quite simply has to be viewed to be fully appreciated, benefiting from a central communal garden and seating area. There's no doubt that one of the main attractions of the apartment is the sheer volume of the vast, part double height reception room, with 3 sets of beautiful, big sash windows. To the rear of the reception room is the kitchen with instant filtered hot water tap, with quest downstairs WC also on this floor. On the upper floor there are 2 good size double bedrooms (each with a wall of glass overlooking the reception room) and the bathroom with both a walk-in shower, separate bath and underfloor heating.

The L'Ecole development is located on Hornsey Road which is a short walk to Holloway Road underground station. Transport links are varied with Piccadilly Line through to London King's Cross in 5 minutes, the West End and Covent Garden. Highbury and Islington Station (Victoria Line and London Overground) within easy reach. Nearby Drayton Park Station also provides fast trains to Old Street and Moorgate. Upper Street is a short walk away and has many shops and bars are nearby, as is Highbury Fields, the largest open green space in the borough. There are many local amenities within easy reach including Waitrose and Marks & Spencer.

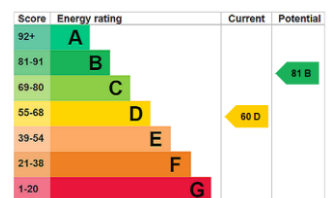
Tenure: Leasehold 103 years

Service Charge: £4,543 Separate reserve fund contribution of £3,513 per annum. Buildings insurance £800 per annum.

Ground Rent: £300

Local Authority: (1068) Islington Council

Council Tax Band: F



Chestertons Islington Sales

327-329 Upper Street

Islington

London

N1 2XQ

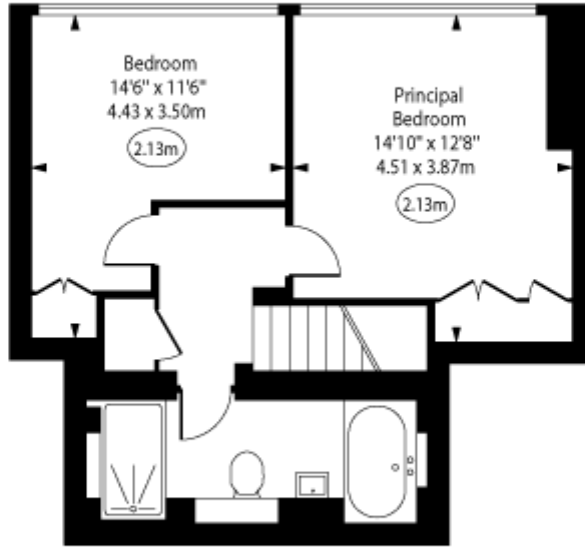
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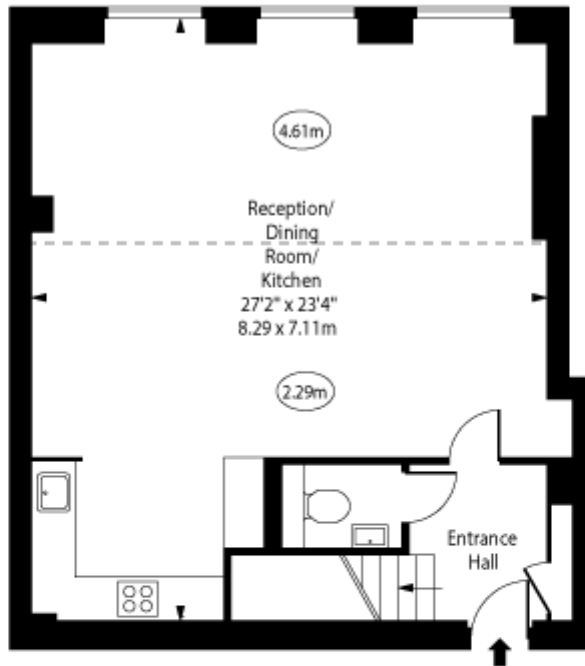
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○ - Ceiling Height



Third Floor



Second Floor

Approx Gross Internal Area 1120 Sq Ft - 104.05 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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Ref. No. 031138R

