



Highbury Gardens

52 Holloway Road, N7

Asking Price £500,000

Bright & spacious one bedroom apartment situated on the 3rd floor within this secure gated modern development located just moments from Highbury & Islington Underground and Overground Stations & Highbury Fields.

CHESTERTONS



Highbury Gardens

52 Holloway Road, N7

- Bright & spacious one bedroom apartment
- Semi open plan living space
- Modern development with communal gardens
- Car free development
- Moments from Highbury & Islington Underground and Overground Stations & Highbury Fields



Bright & spacious one bedroom apartment situated on the 3rd floor within this secure gated modern development located just moments from Highbury & Islington Underground and Overground Stations & Highbury Fields.

This fantastic property comprises, spacious & bright semi open plan reception room with room for a dining table, a modern fitted kitchen, large master bedroom with built in wardrobes, fully tiled bathroom and ample storage space. The property further benefits from communal bike storage, beautiful communal gardens, underfloor heating and a lift. *This is a car free development*

This property 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 111 years 3 months

Service Charge: £3760.56

Ground Rent: £0

Local Authority: Islington Council

Council Tax Band: D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (91-100)		
B (81-90)		
C (69-80)	82	82
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

Chestertons Islington Sales

327-329 Upper Street

Islington

London

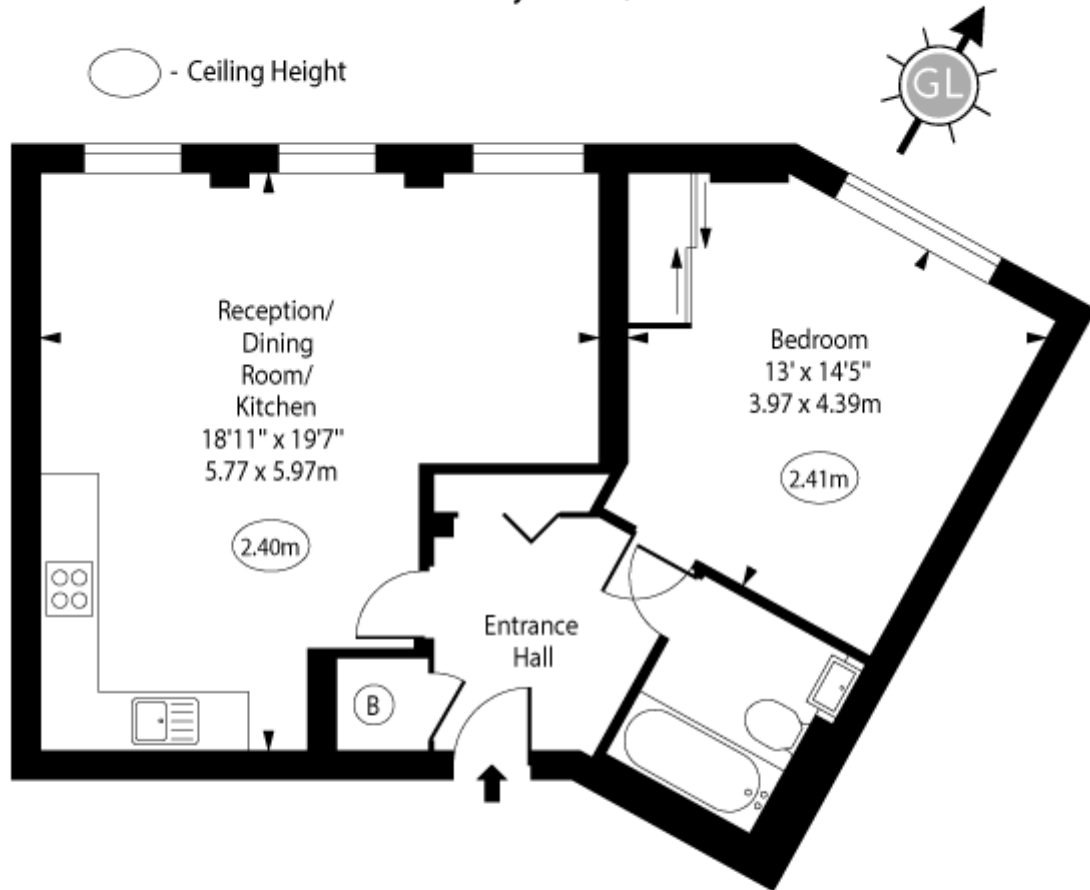
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Third Floor

Approx Gross Internal Area 600 Sq Ft - 55.74 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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