



Highbury Gardens

52 Holloway Road, N7

Asking Price £725,000

A generous & bright two double bedroom third floor apartment spanning close to 900sqft 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

- Generous & bright third floor apartment spanning close to 900sqft
- Two well proportioned double bedrooms
- Modern development with communal gardens
- Car free development
- Moments from Highbury & Islington Underground and Overground Stations & Highbury Fields



A generous & bright two double bedroom third floor apartment spanning close to 900sqft within this secure gated modern development located just moments from Highbury & Islington Underground and Overground Stations & Highbury Fields.

This wonderful home comprises, a welcoming entrance hall with storage and hardwood flooring that flows throughout, open plan reception/kitchen/dining space that is very bright with a well-equipped kitchen and Juliette balcony overlooking to communal gardens. There are 2 well-proportioned double bedrooms and a modern tiled family bathroom and a separate WC. The property further benefits from communal bike storage, beautiful communal gardens, underfloor heating 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 4 months

Service Charge: £5468.57 Includes building insurance & sinking fund contribution

Ground Rent: £300

Local Authority: (1068) Islington Council

Council Tax Band: F

Chestertons Islington Sales

327-329 Upper Street

Islington

London

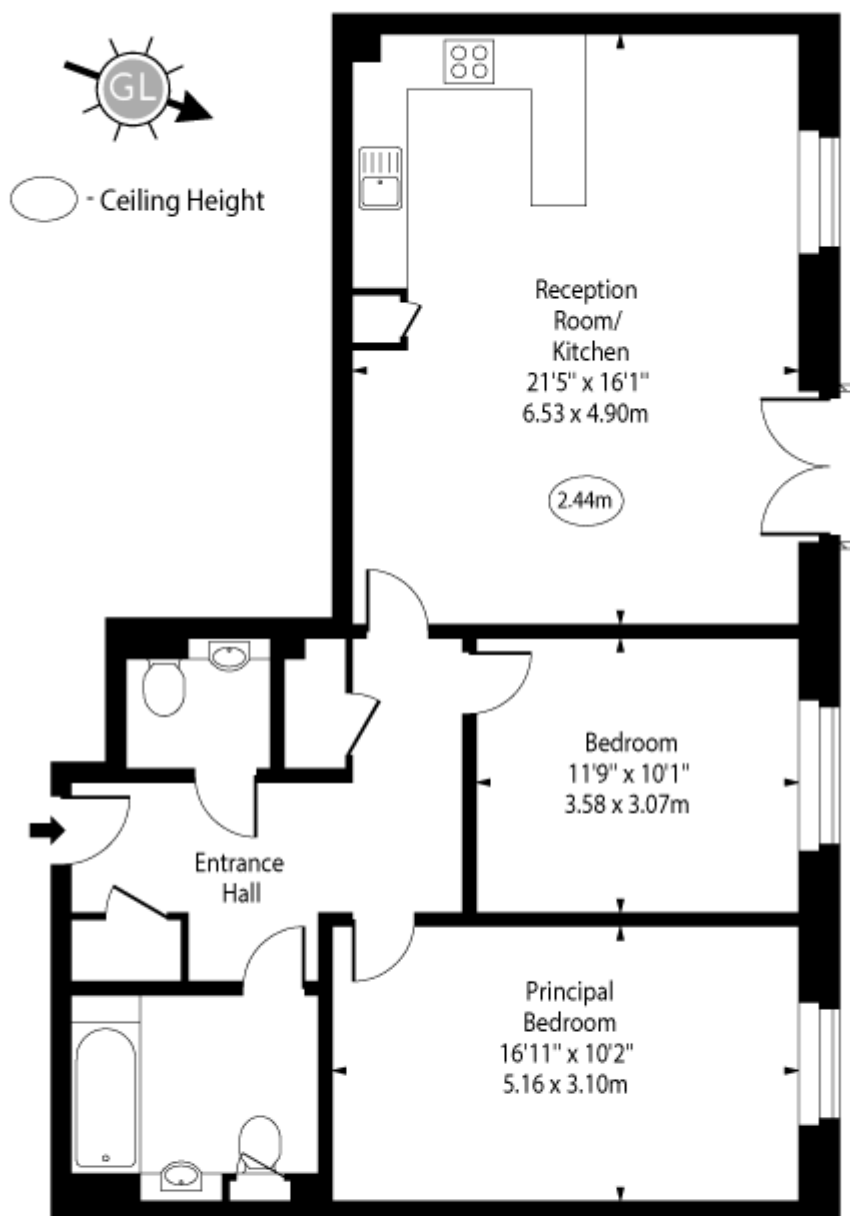
N1 2XQ

islington@chestertons.co.uk

020 7359 9777

chestertons.co.uk

Holloway Road, N7



Third Floor

Approx Gross Internal Area 893 Sq Ft - 82.96 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.

www.goldlens.co.uk

Ref. No. 032308K

