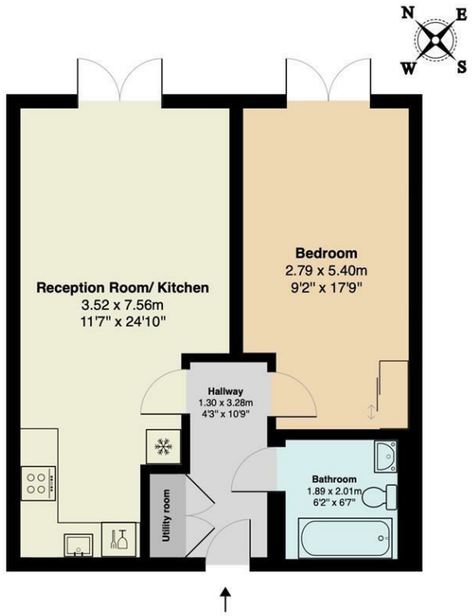


First Floor

Total Area: 49.1 m² ... 529 ft²

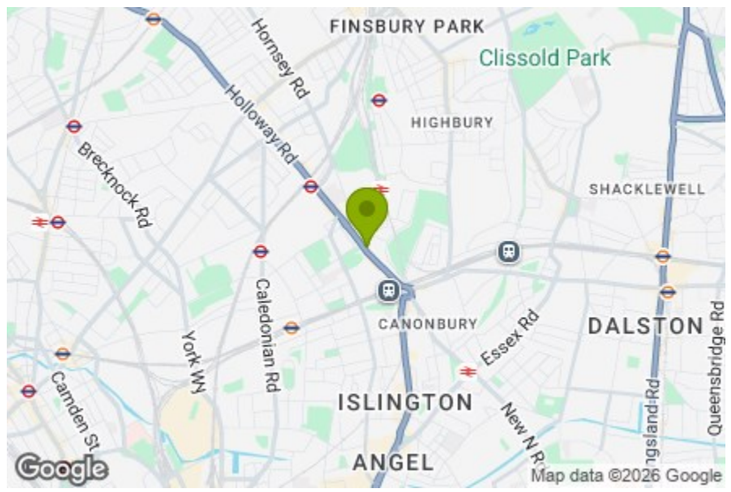
All measurements are approximate and for display purposes only

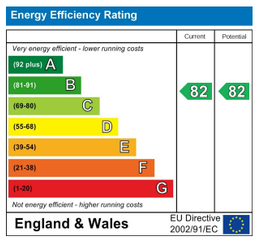
Reception Room/ Kitchen
11'6" x 24'9"

Hallway
4'3" x 10'9"

Bedroom
9'1" x 17'8"

Bathroom
6'2" x 6'7"





E11, E7, E12 & E15
hello11@stowbrothers.com
0203 397 2222

E4 & N17
hello4@stowbrothers.com
0203 369 6444

E17 & E10
hello17@stowbrothers.com
0203 397 9797

E18 & IG8
hello18@stowbrothers.com
0203 369 1818

E8, E9, E5, N16, E3 & E2
hellohackney@stowbrothers.com
0208 520 3077

New Homes
newhomes@stowbrothers.com
0203 325 7227

Investment & Development
id@stowbrothers.com
0208 520 6220

Property Maintenance
propertymanagement@stowbrothers.com
0203 325 7228

STOWBROTHERS.COM
@STOWBROTHERS

THE STOW BROTHERS

SALES
LETTINGS
NEW HOMES
INVESTMENT & DEVELOPMENT



HOLLOWAY ROAD, ISLINGTON

Offers In Excess Of £425,000 Leasehold

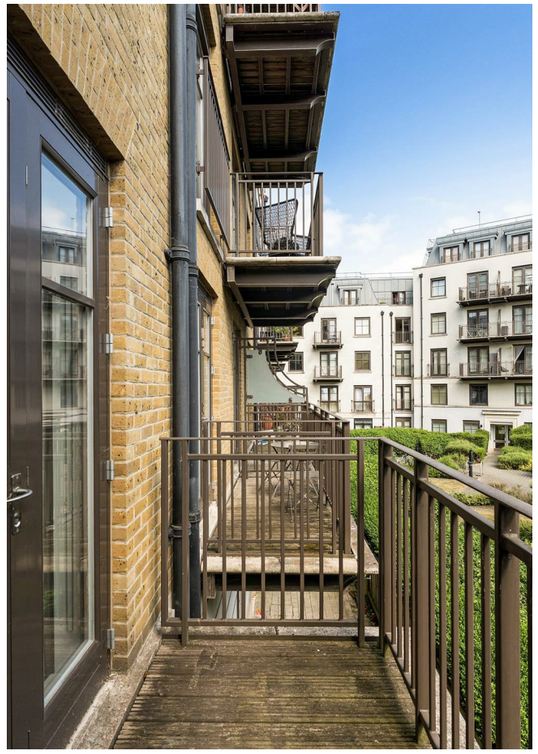
1 Bed Apartment - Purpose Built

Features:

- One Bedroom Apartment
- Located on the First Floor
- Moments Away From Highbury & Islington Station
- A Short Walk to Highbury Fields
- Plenty of Pubs, Restaurants and Other Amenities Nearby
- Approx. 529 Square Foot
- Private Balcony
- Large Communal Gardens

Set on the first floor and just moments from Highbury & Islington Station, this one bedroom apartment combines a generous interior with a private balcony and large communal gardens. One of the apartment's biggest draws is its position backing onto Highbury Fields, giving you immediate access to one of Islington's finest parks, while Upper Street, local pubs, restaurants and canal-side walks are all within easy reach.

REQUEST A VIEWING
0203 143 1433















IF YOU LIVED HERE....

The open plan kitchen and reception room is a brilliant everyday space, stretching to over 24 feet with plenty of room to cook, eat and unwind without everything feeling crowded together. White kitchen cabinetry is paired with dark worktops and integrated appliances, while warm wood flooring continues through the room. At the far end, glazed double doors open directly onto the private balcony, drawing your eye towards the greenery beyond and creating an easy connection between the apartment and the communal gardens.

The bedroom is a generous double, with plenty of room for a large bed and additional furniture. It also opens directly onto the balcony, so you can step outside into the morning air without crossing the apartment. The bathroom has a bath with a shower above and contemporary tiling, while a separate utility cupboard keeps laundry tucked away. Double glazing, underfloor heating and a concierge service all add to the ease of everyday living.

At approximately 529 square feet, the layout feels generous and well balanced, with long rooms and outdoor space that can be enjoyed from both the living area and bedroom. With Highbury Fields quite literally behind the building, weekends could begin with the Saturday morning Parkrun, a game of tennis or a swim at the leisure centre. Later, you could wander along Regent's Canal, settle into a local pub or spend the evening exploring the restaurants and bars of nearby Upper Street.

WHAT ELSE?

- Highbury & Islington Station is moments away, with Victoria line, London Overground and National Rail services providing fast connections across London.
- Highbury Fields is right on your doorstep, with open lawns, tennis courts, a leisure centre and the popular Saturday morning Parkrun creating a real sense of local community.
- Upper Street and the surrounding neighbourhood are packed with independent cafés, restaurants and pubs, including Westerns Laundry, The Drapers Arms and The Hemingford Arms, while Regent's Canal is just a short stroll away for waterside walks.



A WORD FROM THE OWNER.....

"One of the things we have loved most about living here is how peaceful and secure it feels. Despite being so close to the heart of Islington and the excellent transport links, the apartment enjoys a wonderfully quiet position overlooking the landscaped courtyard. The large windows bring in plenty of natural light and offer a calming green outlook throughout the year.

The gated development, concierge service and secure entry have always given us a real sense of safety and peace of mind. We have particularly enjoyed being able to come home to such a tranquil environment after a busy day in London. The combination of a vibrant neighbourhood on the doorstep and a quiet, relaxing home has made this a very special place to live, just minutes from the centre of London."

REQUEST A VIEWING
0203 143 1433

FOLLOW US ↬ @STOWBROTHERS
STOWBROTHERS.COM