



# Highbury Gardens

52 Holloway Road, N7

Offers In Excess Of £450,000

A bright & spacious dual aspect one bedroom apartment situated on the 2nd 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 1 double bedroom second floor apartment
- Open-plan dual aspect kitchen/ reception room
- Secure gated development with landscaped communal gardens
- Car free development
- Moments from Highbury & Islington Underground and Overground Stations & Highbury Fields



A bright & spacious dual aspect one bedroom apartment situated on the 2nd floor within this secure gated modern development located just moments from Highbury & Islington Underground and Overground Stations & Highbury Fields.

This wonderful home comprises, a dual aspect spacious & bright semi open plan reception room with room for a dining table, a L shaped modern fitted kitchen with ample countertop space, large master bedroom with built in wardrobes, fully tiled bathroom and extra storage in the entrance hall. The property further benefits from communal bike storage, beautiful communal gardens, underfloor heating and a lift. \*This is a car free development\*

**Tenure:** Leasehold 110 years 9 months

**Service Charge:** £3527

**Ground Rent:** £200

**Local Authority:** (1068) Islington Council

**Council Tax Band:** D

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 78 C    | 78 C      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

### *Chestertons Islington Sales*

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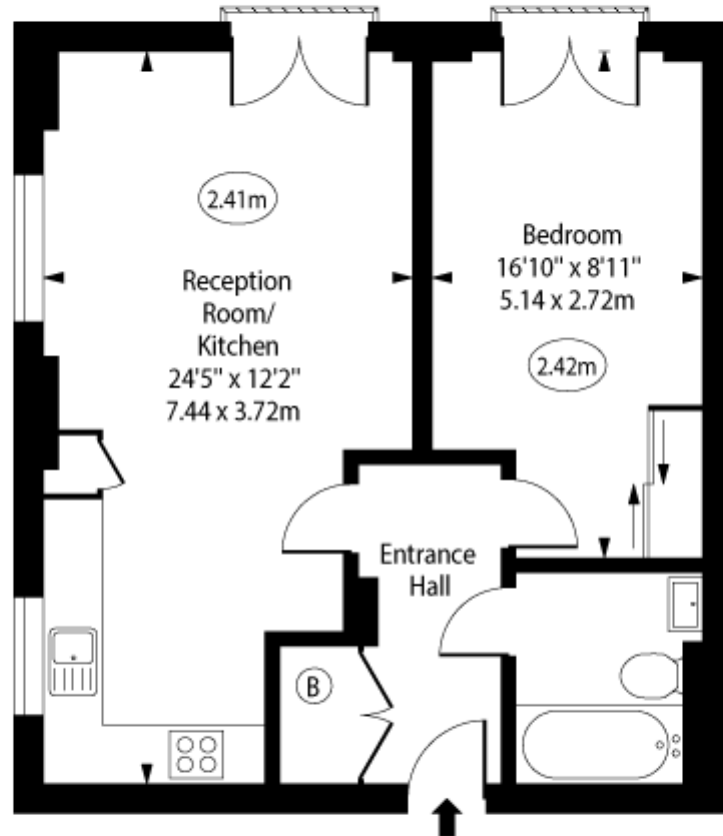
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# Highbury Gardens, Holloway Road, N7

○ - Ceiling Height



Second Floor

Approx Gross Internal Area      537 Sq Ft - 49.89 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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