



HORNSEY ROAD | | HOLLOWAY | N7 6DG

ASKING PRICE £399,999

LIVINGSPLACE
ESTATE AGENTS

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LIVING SPACE ARE PLEASED TO PRESENT THIS CHARMING ONE-BEDROOM TOP-FLOOR FLAT WITH A PRIVATE ROOF TERRACE AND SHARE OF FREEHOLD, IDEALLY LOCATED JUST A 5-MINUTE WALK FROM HOLLOWAY ROAD TUBE STATION.

THE PROPERTY OFFERS A BRIGHT AND SPACIOUS OPEN-PLAN LIVING AREA WITH A MODERN FITTED KITCHEN, WOOD FLOORING, AND NEUTRAL DÉCOR THROUGHOUT. THE DOUBLE BEDROOM IS WELL-PROPORTIONED, AND THE HIGHLIGHT OF THE FLAT IS THE PRIVATE ROOF TERRACE, PERFECT FOR RELAXING OR ENTERTAINING WITH VIEWS ACROSS THE SURROUNDING AREA.

THE PROPERTY IS CHAIN FREE, MAKING IT AN EXCELLENT OPPORTUNITY FOR BOTH FIRST-TIME BUYERS AND INVESTORS.

- FLAT
- 1 RECEPTION
- ENERGY RATING : C
- SHOWER
- GAS CENTRAL HEATING
- 1 BED
- 1 BATHROOM
- UNFURNISHED
- ROOF TERRACE
- CHAIN FREE

KITCHEN

LIVING/DINING ROOM

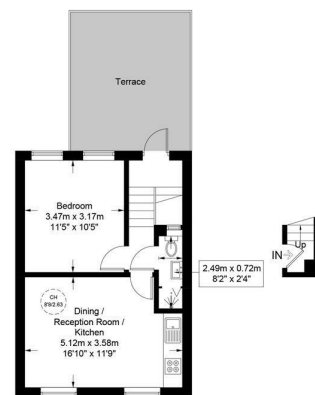
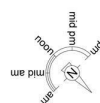
BEDROOM

BATHROOM



Hornsey Road, N7

Approximate Gross Internal Area = 404 sq ft / 37.5 sq m



Third Floor

Second Floor



This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.



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

COUNCIL TAX BAND C
EPC RATING

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