

FOR SALE

34 Arthur
Road
Holloway
London
N7 6DR

PRICE £1,150,000



KEY INFORMATION

PRICE: £1,150,000 Price

TENURE: Freehold

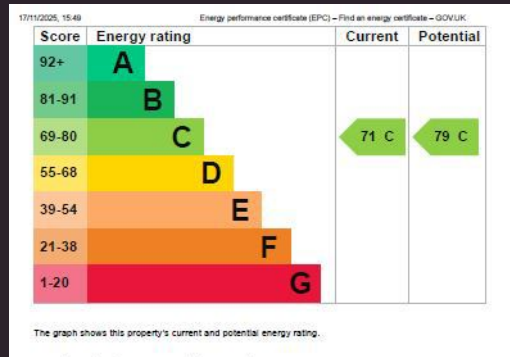
LEGAL COSTS: Each Side to bear their own

RATES: Council Tax Band F

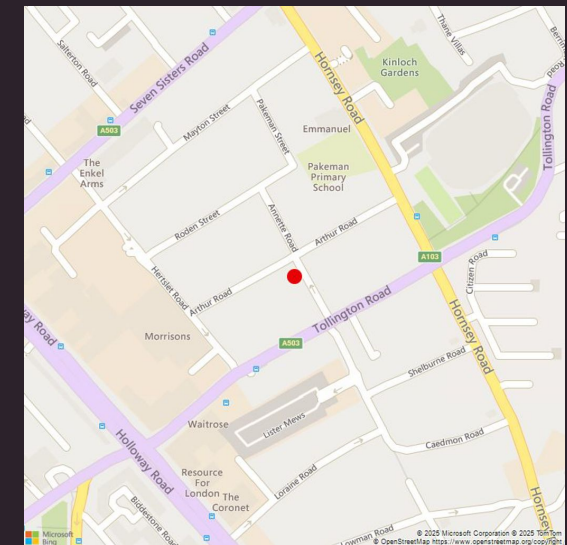
VIEWING: Via the owners agents PSS Commercial.



ENERGY RATING



Energy Rating 71 C



DEPOSITS AND AML: PSS will take a non-refundable deposit of £2000 on lettings and £5000 on sales. This may alter subject to client's instructions.

PSS will charge £225 + VAT for referencing. We will carry out AML checks on each and every prospective tenant/purchaser.



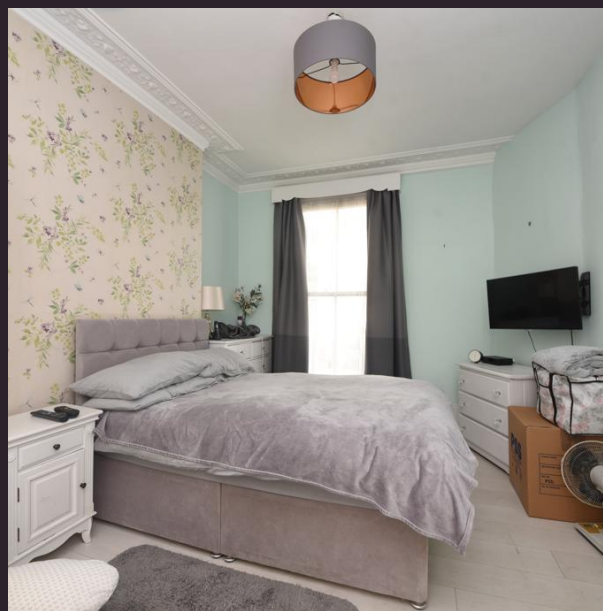
Paul Simon Seaton
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FEATURES

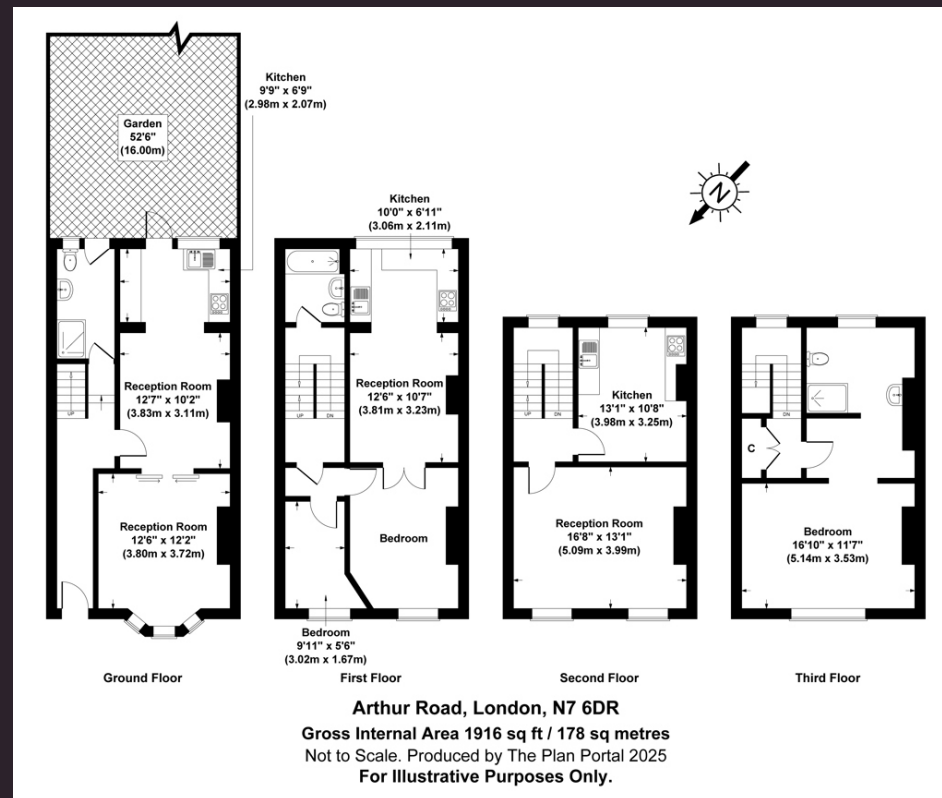
- Freehold House
- 6/7 Bedrooms
- 4 Storey Mid-Terraced House
- 50ft Rear Garden
- Chain Free

Arthur Road comprises fine Victorian town houses. This property is the largest 4 storey type with ground and first floor rear extensions. The rear garden extends to approx. 50ft southerly aspect. The property has been well maintained. The current layout has been configured for a large family with additional kitchen facilities on several levels and three bathrooms. The versatile accommodation can easily be reconfigured to provide 6-7 bedrooms with a ground floor double reception, or alternatively 5 bedrooms with 4 reception rooms and a kitchen.

Arthur Road is ideally positioned between Holloway Road and Hornsey Road.

Holloway Road underground stations (Piccadilly Line) is approx. 600m away and both the Sobell Sport's Centre and the Emirates Stadium are just moments from the property. This highly desirable road is known for its fine Victorian townhouses,

DISCLAIMER: Paul Simon Seaton have been provided with these particulars by the client and accept no responsibility for errors, nor can any claim be entertained for any inconvenience, expense or other costs, caused by any reason of the withdrawal of the particulars of the property from the market. Floor area stated within these particulars are approximate and unless otherwise stated, all prices both for Freehold and rental costs and premiums are exclusive of VAT. Prospective purchasers or tenants are strongly advised to seek professional advice from a professional qualified surveyor and solicitors and to make their own enquiries, as to whether the property is suitable for the use that they require it and the apparatus, fixtures and fittings



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