



LIVINGSPLACE

HORNSEY ROAD | | LONDON | N7 6DG

£475,000

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ESTATE AGENTS

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****CHARMING 2-BEDROOM FLAT WITH GARDEN AND BALCONY ON HORNSEY ROAD, HOLLOWAY****

NESTLED IN THE VIBRANT HEART OF HOLLOWAY, THIS WELL-PRESENTED 2-BEDROOM FLAT OFFERS A FANTASTIC OPPORTUNITY FOR FIRST-TIME BUYERS OR INVESTORS ALIKE. POSITIONED ON HORNSEY ROAD, THE PROPERTY BOASTS EXCELLENT ACCESS TO LOCAL SHOPS, CAFES, AND TRANSPORT LINKS.

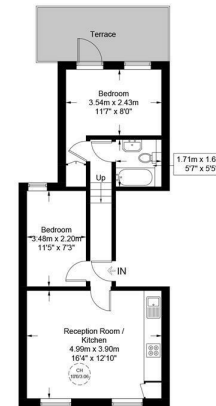
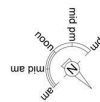
THE ACCOMMODATION COMPRISES TWO GENEROUSLY SIZED BEDROOMS, A BRIGHT AND WELCOMING RECEPTION ROOM, AND A MODERN BATHROOM FEATURING A SEPARATE SHOWER. THE FLAT BENEFITS FROM GAS CENTRAL HEATING AND AN ENERGY RATING OF C, ENSURING EFFICIENCY AND COMFORT THROUGHOUT THE YEAR.

- FLAT
- 1 BATHROOM
- ENERGY RATING : C
- NO PARKING
- GAS CENTRAL HEATING
- 2 BEDS + 1 RECEPTION
- SHOWER
- NO SPECIAL ACCESSIBILITY
- TERRACE



Hornsey Road, N7

Approximate Gross Internal Area = 509 sq ft / 47.3 sq m



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

COUNCIL TAX BAND C
EPC RATING

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