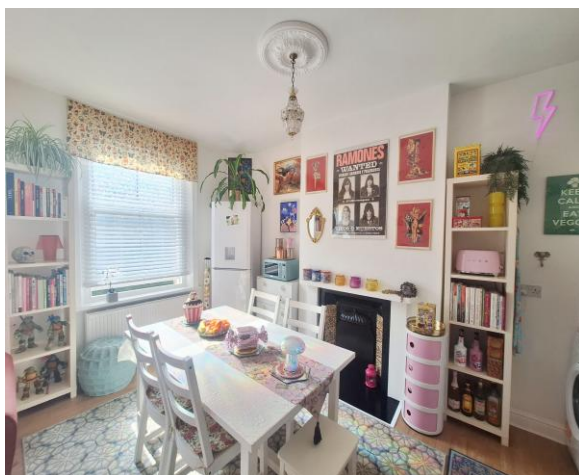


HOLLOWAY ROAD N7 OFFERS IN EXCESS OF £390,000 LEASEHOLD

A charming and bright, characterful two double-bedroom Victorian conversion, ideally situated in a prime Islington location on Holloway Road offering approximately 48.82 sqm. (525.49 sq. ft.) of well-proportioned accommodation.





LOCATION,

LOCATION,

LOCATION!

The property is ideally positioned for convenience, being just a couple of minutes' walk from the Tube, with numerous bus routes immediately outside and an excellent selection of supermarkets, shops, cafés, restaurants, bars and everyday amenities right on the doorstep. Everything you need is within easy reach, making this an exceptionally convenient London location. The flat itself is particularly bright and benefits from a number of attractive Victorian features, including high ceilings, large sash windows, a beautiful period fireplace, decorative ceiling roses and lovely period detailing.

One of the property's most appealing features is the wonderful outlook from one of the bedrooms, which enjoys unobstructed views over mature gardens and established trees. This provides a surprisingly peaceful and leafy aspect despite the property's position on Holloway Road.

The accommodation extends to approximately 48.42 sq m (525.49 sq. ft) and offers two bedrooms together with well-proportioned living accommodation and plenty of wardrobe space.

Further benefits include a newly extended lease (210 years from 1987), zero ground rent and a relatively low annual service charge.

The property is situated above commercial premises, currently comprising a social club and a mobile phone repair shop. There is no restaurant, takeaway, pub or late-night food premises directly below the property and neither share the same entrance.

The flat also represents a strong investment opportunity, with an estimated potential rental income of around £25,000 per annum, offering a very attractive yield for investors.

Viewing is highly recommended to appreciate the property's period character, excellent natural light, leafy outlook, strong investment potential and exceptionally convenient location. The property is being sold with no onward chain.

MATERIAL INFORMATION:

Tenure: Leasehold. 210 year lease from 25 December 1987

Service Charge: £1,181.68 from 1/10/2025 – 30/9/2026.

Council Tax Band: Islington Council BAND C (£1,873.67 for 2026/27).

Parking: TBA

Utilities: TBA

Broadband and Mobile Coverage: According to Ofcom, Ultrafast Broadband services are available (G. Network, Openreach, Virgin Media and Hyperoptic) with good mobile phone reception depending on your service provider.

Construction Type: TBA

Heating: TBA

Notable Lease Covenants or Restrictions: Not to use the Flat for any purpose whatsoever other than as a private residential flat. Not to sub-let the flat for a period exceeding 12 months. Not to keep any bird, reptile, dog or other animal in the Demised Premises without the previous consent in writing of the Freeholder. At all times to cover and keep covered with carpet and underlay the floors of the Demised Premises other than those of the kitchen and bathrooms and at all times suitably and properly to cover and keep covered the floors of the kitchen and bathrooms in the Demised Premises.







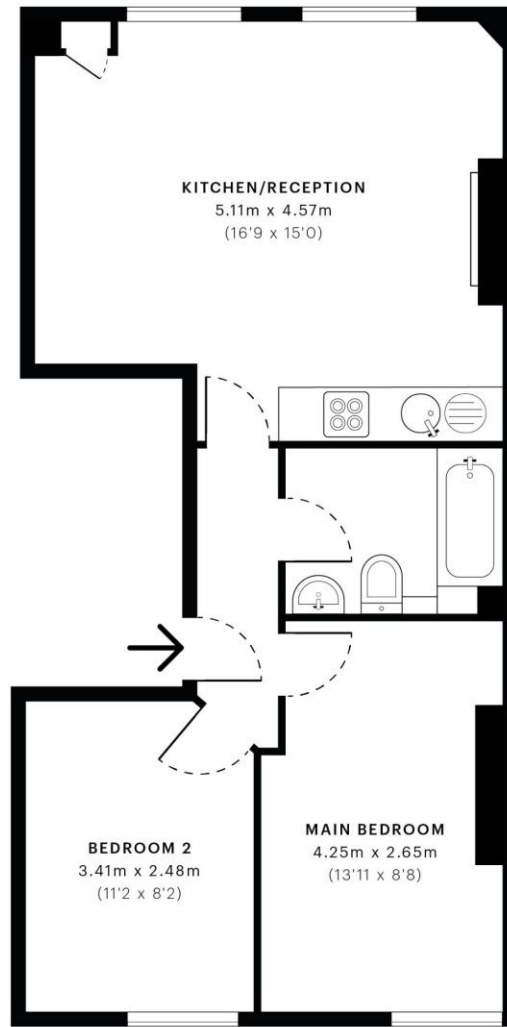


Winkworth

Holloway Road, N7

GROSS INTERNAL AREA

48.82 sqm / 525.49 sqft



— Second Floor



GROSS INTERNAL AREA (GIA)
The footprint of the property
48.82 sqm / 525.49 sqft



NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes washrooms, restricted head height
46.27 sqm / 498.05 sqft



EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
0.00 sqm / 0.00 sqft



RESTRICTED HEAD HEIGHT
Limited use area under 1.5 m
0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 48.77 sqm / 524.96 sqft
IPMS 3C RESIDENTIAL 47.20 sqm / 508.06 sqft

SPEC ID 5f4a51517bdd490db7fe88a9

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