





HOLLOWAY ROAD, LONDON, N7

£415,000 LEASEHOLD

A BRIGHT 559 SQ. FT. ONE BEDROOM MODERN APARTMENT ONLY 0.1 MILE TO HIGHBURY & ISLINGTON STATION

Islington | 0207 354 2480 | islington@winkworth.co.uk

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DESCRIPTION:

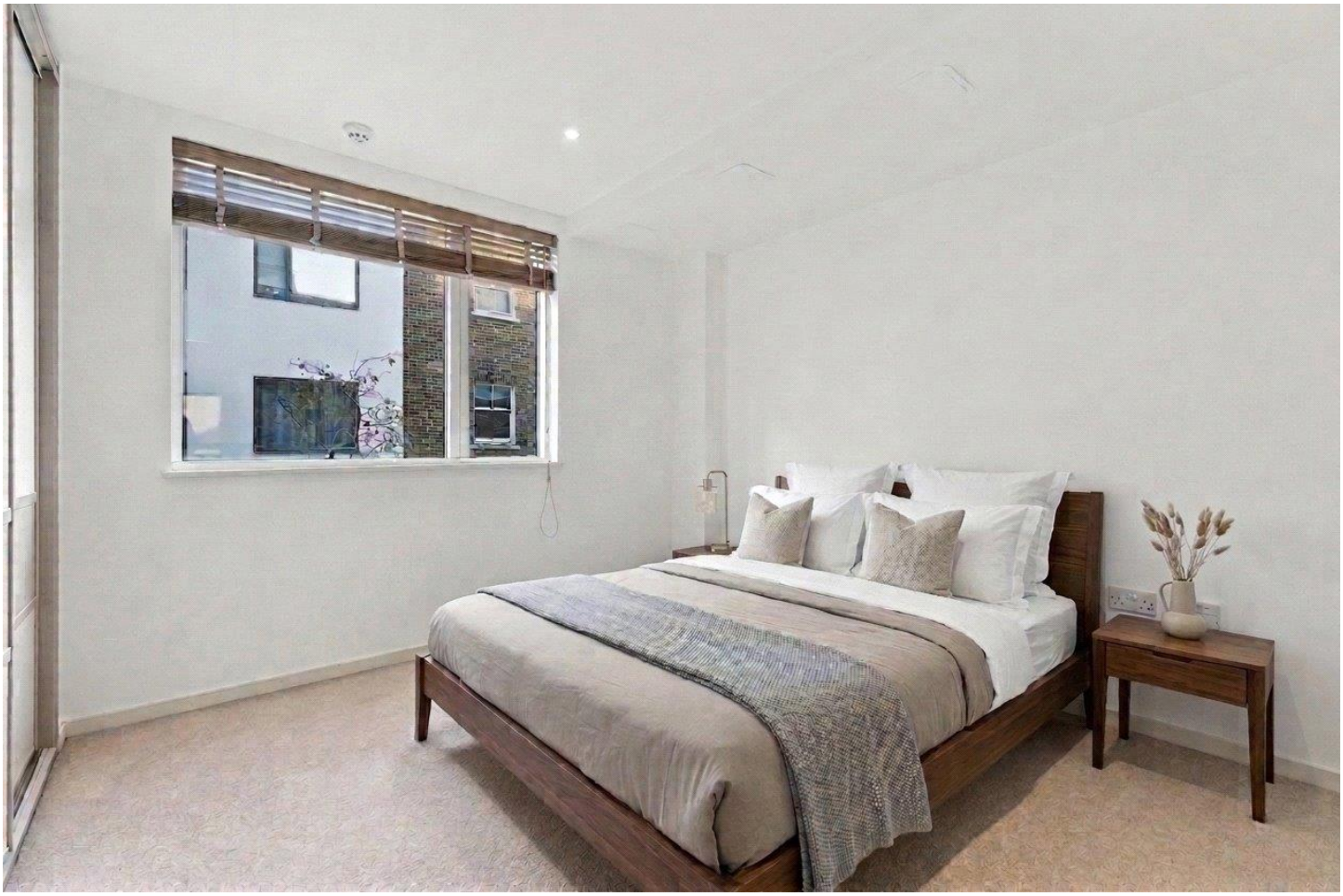
Located just a few minutes from Highbury & Islington station, this bright and spacious one double bedroom apartment with a Juilet balcony, arranged on the second floor of a popular modern development nicknamed 'The Pad' is presented in excellent condition and offered on the market chain-free.

The property comprises a open plan reception room, incorporating a stunning modern fitted kitchen opening directly onto the Juilet balcony. Given the orientation, the flat is incredibly quiet and bright with one large double bedroom overlooking the communal courtyard and is complete with a large three-piece family bathroom with bathtub. The development also has a porter, central courtyard, peaceful communal gardens, and bicycle storage. A stone's throw away, you also have access to the picturesque Highbury Fields which houses a lovely playground, gym, tennis courts and even a swimming pool.

Located at the southern end of Holloway Road, the property is well situated for access to useful transport links. Highbury & Islington station (Victoria, Mildmay, Windrush and Thameslink lines) and Holloway Road underground station (Piccadilly line) as well as a great selection of bus routes are all a short walk away. The property is also ideally located a short walk away from Upper Street where one can sample a vast choice of restaurants and bars along with a variety of both independent and high street retailers.

Some images have been dressed using AI. Any associated charges including, but not limited to, service charge, ground rent and sinking funds outlined in the marketing material is an approximation calculated using information provided by and described by the client at the time of instruction. The actual cost may be subject to change and therefore we recommend all interested parties carry out their own enquiries.

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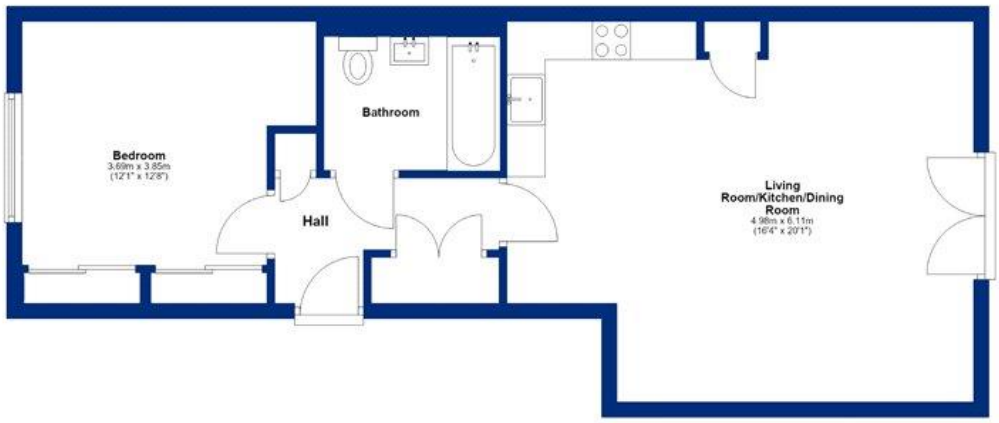
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Holloway Road

Total area: approx. 559.8 sq. feet (52.0 sq. metres)

First Floor

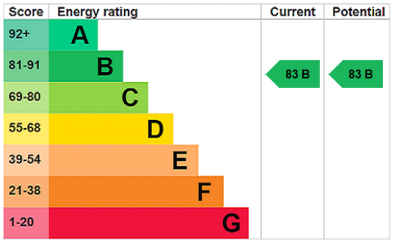
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All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.
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Plan produced using PlanUp.

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This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.



https://www.winkworth.co.uk/sale/property/ISL260578

Tenure: Leasehold
Term: 130 year and 0 months (Subject to change)
Service Charge: £5085.08 per annum (approx.)
Ground Rent: £300 Annually (Subject to review)
Council Tax Band: D
Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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