



HORNSEY STREET, LONDON, N7
£550,000 LEASEHOLD

FANTASTIC, TWO BEDROOM APARTMENT SET IN A QUIET DEVELOPMENT IN N7

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DESCRIPTION:

A spacious, two double bedroom apartment positioned on the fourth floor of this well-kept development moments from the tube in N7. Standing at a sizeable 790sqft, the property has well-proportioned rooms and features ample storage space throughout. Accommodation comprises of a wonderfully bright, open plan living room/kitchen space featuring floor to ceiling windows and a south-east facing private balcony. Both double bedrooms are located to the front of the flat whilst the property is completed with a modern and tastefully decorated bathroom.

Hornsey Street is only a short distance from the ever-popular Holloway Road with restaurants such as Provisions, Zia Lucia and Berto, and even more locally Westerns Laundry on Drayton Park and La Peche Mignon on Ronald's Road. Highbury Barn boasts an array of award-winning food shops and the recently renovated Highbury Barn pub. The property is superbly connected, with Holloway Road Station (Piccadilly line) and Drayton Park Station (Great Northern only 8 mins to Moorgate) being moments away. Highbury & Islington Station (Victoria Line and Overground) and the popular shops and restaurants on Upper Street are easily reached through the green, open spaces of Highbury Fields.

The lease will be extended by 99 years during the conveyancing process and awarded to the buyer upon completion.

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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Hornsey Street, N7

Approx. Gross Internal Floor Area 790 sq. ft / 73.36 sq. m



All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or CP Creative. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans. This plan is for illustrative purposes only and should be used as such by any prospective purchasers.

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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.

Tenure: Leasehold

Term: 179 year and 10 months

Service Charge: £3752 per annum

Ground Rent: £ 0 Annually (subject to increase)

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

<https://www.winkworth.co.uk/sale/property/ISL250220>

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