

# **HORNSEY ROAD, N7**

## **OFFERS IN EXCESS OF £325,000 LEASEHOLD**

**Offering for sale a super one bedroom second (top) floor flat, with its entrance on the first floor below off the communal hallway.**





The flat is set along Hornsey Road close to the junction with Tollington Way, nearest tube station being Finsbury Park (Piccadilly & Victoria lines) and close to Finsbury Park overground station for lines into Moorgate & Kings Cross, local bus services and shops in Stroud Green, Crouch End and along the Holloway Road. Islington Upper Street, Highbury Corner & Highgate Village are a bus ride away from Holloway Road.

The flat comprises a reception room with an open plan kitchen to the front of the flat, a shower room & a double bedroom to the flats rear.

An internal viewing is recommended.

A word from the owner....."I have loved this flat since the moment I moved in and will be sad to say goodbye to my first home. It's cosy, warm and extremely light, you'd never know you had everything on your doorstep! Less than 15 minutes' walk to Finsbury Park means you can get anywhere in London incredibly quickly, but with so many walks (I highly recommend the Parkland Walk) parks, restaurants, and pubs all within a short stroll the area is second to none".

**TENURE:**                      **189 Years Lease (less 3 days) from 29<sup>th</sup> September 1987**



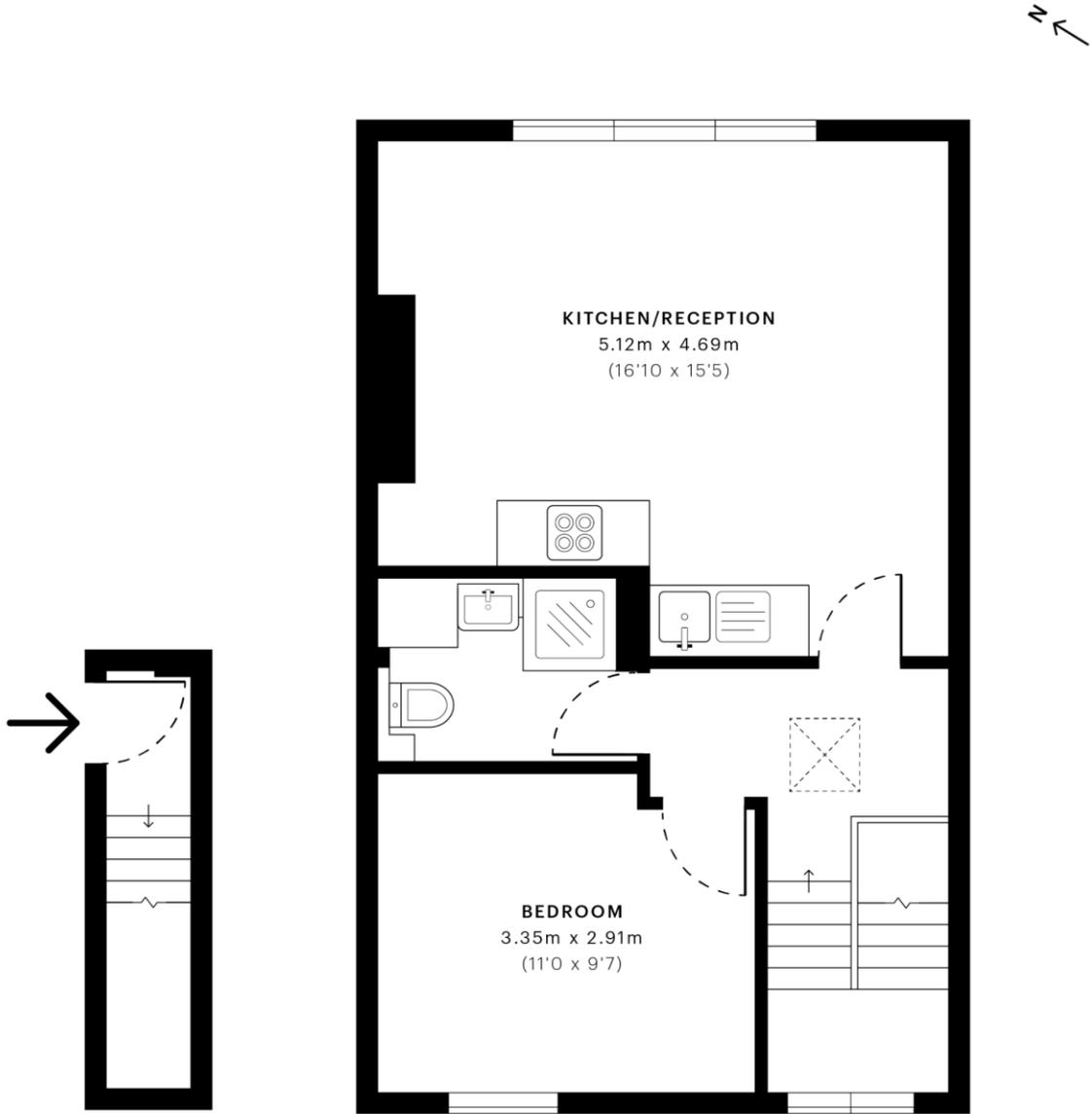




Whilst every attempt has been made in good faith to ensure the accuracy of these details, all data shown including the floorplan, are an interpretation for illustrative purposes only and should be used as a general outline for guidance only and is/are not to scale. Any areas, measurements or distances quoted are approximate and should not be relied upon to value a property or be the basis of any sale or let. Any intending purchaser should satisfy themselves by inspection, searches, enquires and full survey as to the correctness of each statement contained within these particulars and are not to be relied upon as a statement or representation of fact. No responsibility is taken for any error, omission, mis-statement or use of data shown. Please note the floor plan has been carried out by an independent company.

The agent has not tested any apparatus, equipment, fixtures & fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. These details may depict items that are not for sale or included in the sale of the property. Please note that we have not checked the situation with regards to planning consents, building regulation consents and any other relevant consent relating to this property, therefore any interested applicant should carry out their own enquiries with the appropriate parties and/or authorities. These particulars do not form part of any contract and all properties are offered subject to contract. Buyers are advised that we have not read the full terms and conditions of the lease and buyers are advised to request their solicitors' to approve the lease at an early stage of the transaction.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	70	80
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



— First Floor

— Second Floor

 GROSS INTERNAL AREA (GIA)  
The footprint of the property  
46.26 sqm / 497.94 sqft

 NET INTERNAL AREA (NIA)  
Excludes walls and external features  
Includes washrooms, restricted head height  
42.41 sqm / 456.50 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 44.58 sqm / 479.86 sqft  
IPMS 3C RESIDENTIAL 42.68 sqm / 459.40 sqft

SPEC ID 6040afe0b0a6ac0dc3fb85e5