



QUEENSLAND ROAD, LONDON, N7
£625,000 LEASEHOLD

**A STUNNING, TWO BEDROOM APARTMENT
SET ACROSS THE THIRD FLOOR OF THIS
MODERN DEVELOPMENT.**

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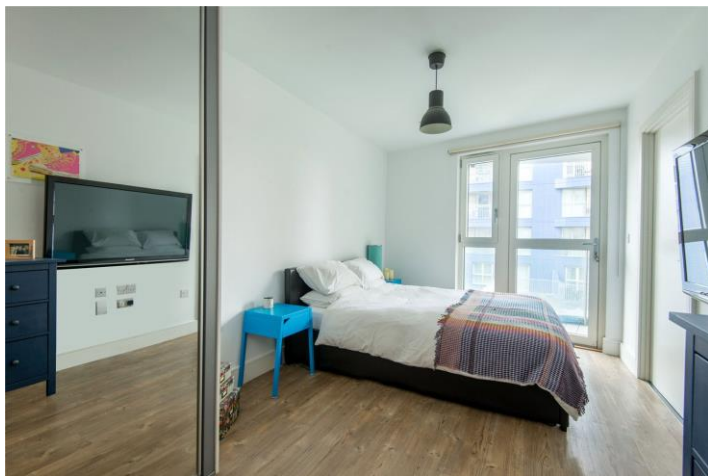
DESCRIPTION:

A stunning, two double bedrooms, two-bathroom modern apartment set on the third floor of this popular development in Islington, N7. Standing at an impressive 850 sqft, the property has been kept in excellent condition by the current owners and is offered to the market on a chain free basis. Both bedrooms are generous double bedrooms, the master includes built in storage and an ensuite. The private balcony benefits both bedrooms and overlooks the communal gardens. Beyond this, there is the beautifully presented open plan living, kitchen/dining room with access to another private balcony. The family bathroom completes the internal accommodation. This development also includes a gym, 24-7 concierge, lift access and communal gardens.

Located in the heart of N7, the property offers access to a fabulous array of amenities on Holloway Road, Upper Street, and the village-like amenities of Highbury Barn. The beautiful green open spaces of Highbury Fields are close by further adding to the appeal.

Queensland Road is a prestigious development adjacent to the Emirates Stadium on the borders of Holloway and Highbury. Transport links are exceptional, with Holloway Road (Piccadilly Line), Arsenal (Piccadilly Line), Highbury and Islington (Victoria Line, London Overground & National Rail) and Drayton Park (National Rail to Moorgate) stations all within easy reach, further complimented by the frequent buses available on Holloway Road and Highbury Corner.

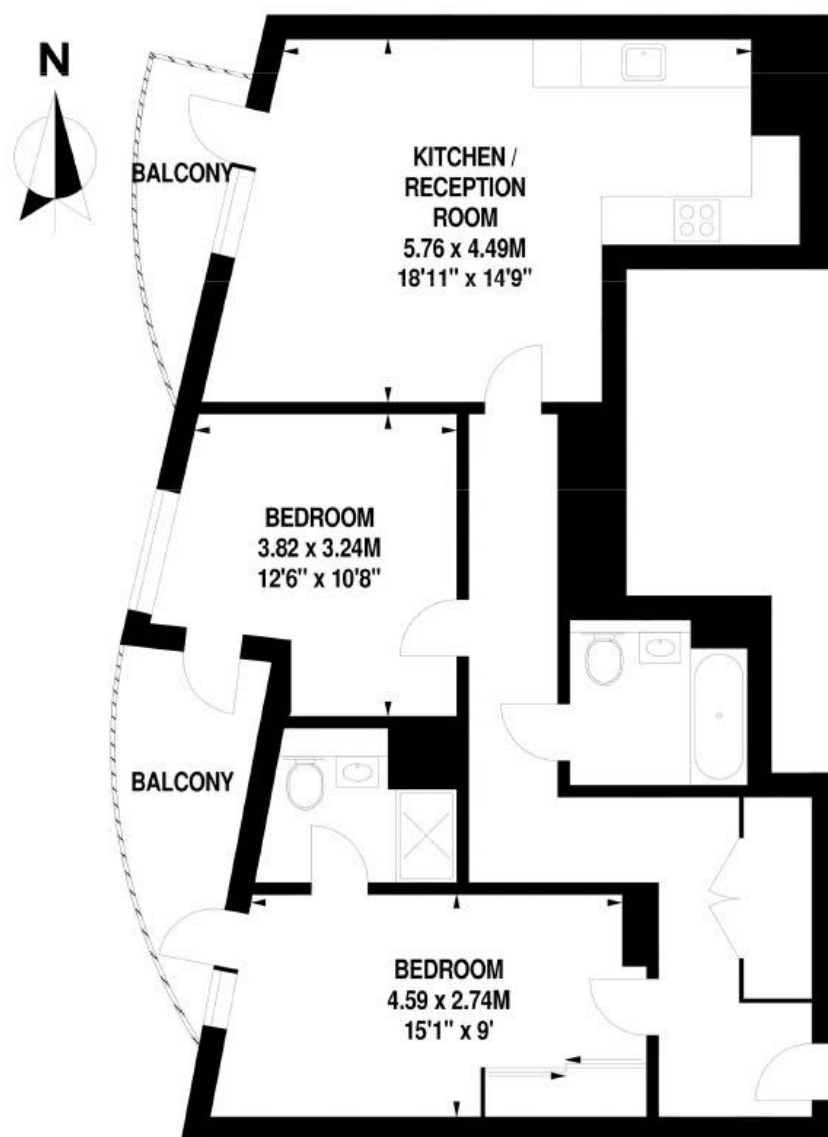
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Approximate Gross Internal Area 79 sq m / 850 sq ft



Floor Plan produced by Mays Floorplans © . Tel 020 3397 4594

Illustration for identification purposes only, not to scale

All measurements are maximum, and include wardrobes and window bays where applicable

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A (92-100)			
B (81-91)			
C (69-80)		84	84
D (55-68)			
E (49-54)			
F (39-48)			
G (1-38)			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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