

## HERCULES PLACE N7 OFFERS IN EXCESS OF £400,000 LEASEHOLD

A superb one bedroom chain free flat, set on the first (top) floor of a building set within a gated development in the N7 area.





This well presented flat is in Hercules Place, set off Hercules Street, which is located off Holloway Road, nearest tube stations being Holloway Road (Piccadilly Line), Finsbury Park (Victoria and Piccadilly Lines – and overground into Kings Cross and Moorgate) & Archway (Northern Line) and close to upper Holloway overground station, local bus services, shops and Whittington Park. Islington Upper Street & Highbury Corner in one direction and Highgate Village in the other are served by bus services from Holloway Road.

The flat is accessed through a communal gate to its own entrance on the first (top) floor. The flat comprises a reception with a access to a kitchen, access via a ladder from the kitchen to an elevated lantern space, a bedroom and a bathroom.

A word from the owner....."Hercules place is a lovely, quiet location, just off the Holloway Road. Holloway Road is full of restaurants, a Luxe cinema, good shopping and walking distance from Holloway tube and Finsbury Park station. Flat is a great size for a one bed, full of natural light, well maintained, fully double glazed and with a brand new fitted kitchen."

**TENURE:** 189 Years Lease from 25<sup>th</sup> December 1988

**GROUND RENT:** a peppercorn

**SERVICE CHARGE:** To be confirmed

**Parking:** We have been advised by the owner - general street parking

**Utilities:** The property is serviced by mains water, electricity, gas and sewage

**Broadband and Data Coverage:** Broadband services are available via Openreach.

**Construction Type:** We have been advised by the owner - brick

**Heating:** Gas

**Notable Lease Covenants & Restrictions:** Not to use the Flat for any purpose whatsoever other than as a private residential flat. No dog and/or cat or other domestic pets shall be kept in the Demised Premises so as to cause any nuisance or annoyance to any other owners, tenants and occupiers of the Building. To keep the floors covered with carpet and an underlay other than the kitchen and bathroom which should be properly and suitably covered.

**Tax:** London Borough of Islington - Council Tax Band: C (£1,788.28 for 2025/2026)





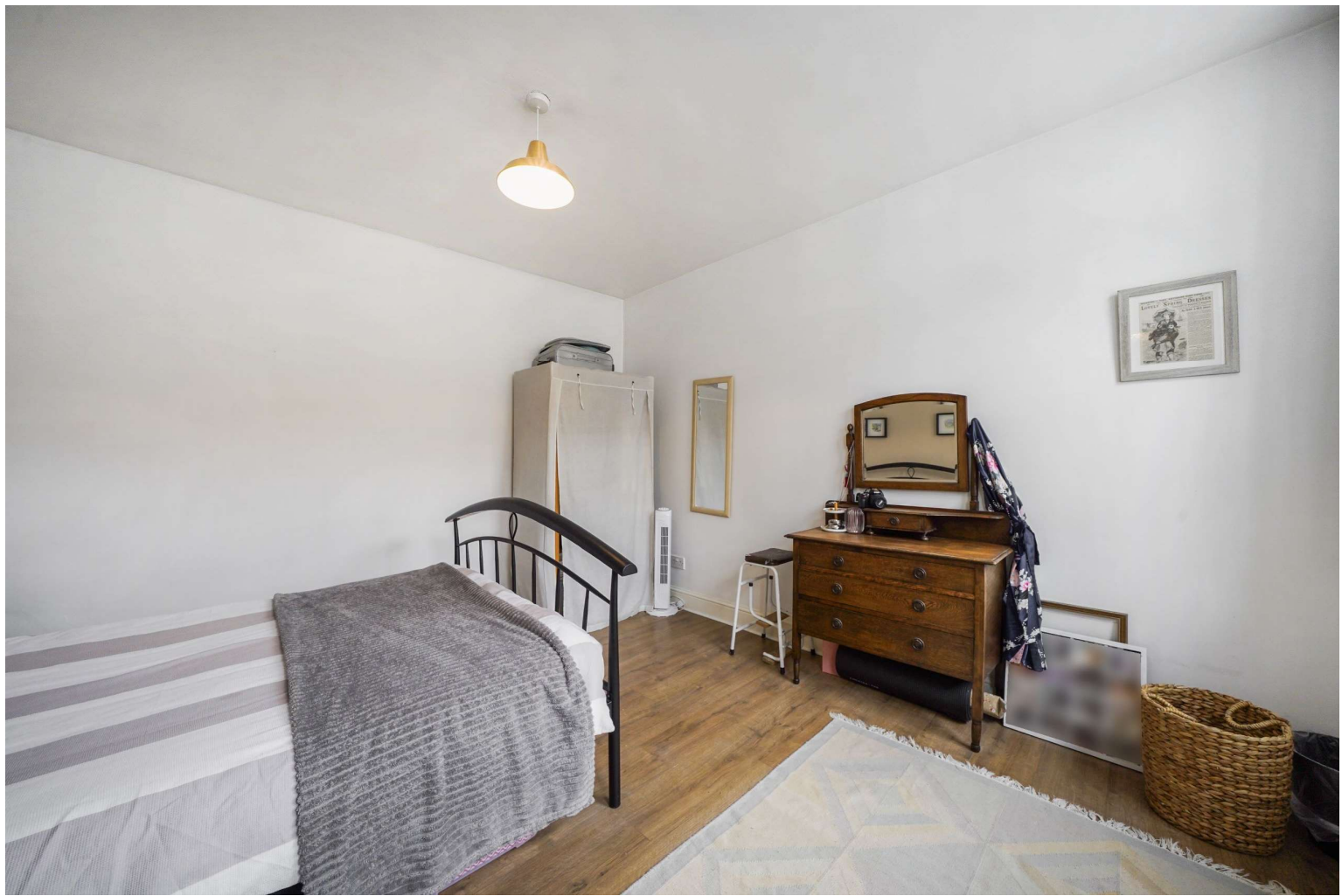




















Whilst every attempt has been made in good faith to ensure the accuracy of these details, all data shown including the floorplan, are an interpretation for illustrative purposes only and should be used as a general outline for guidance only and is/are not to scale. Any areas, measurements or distances 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.

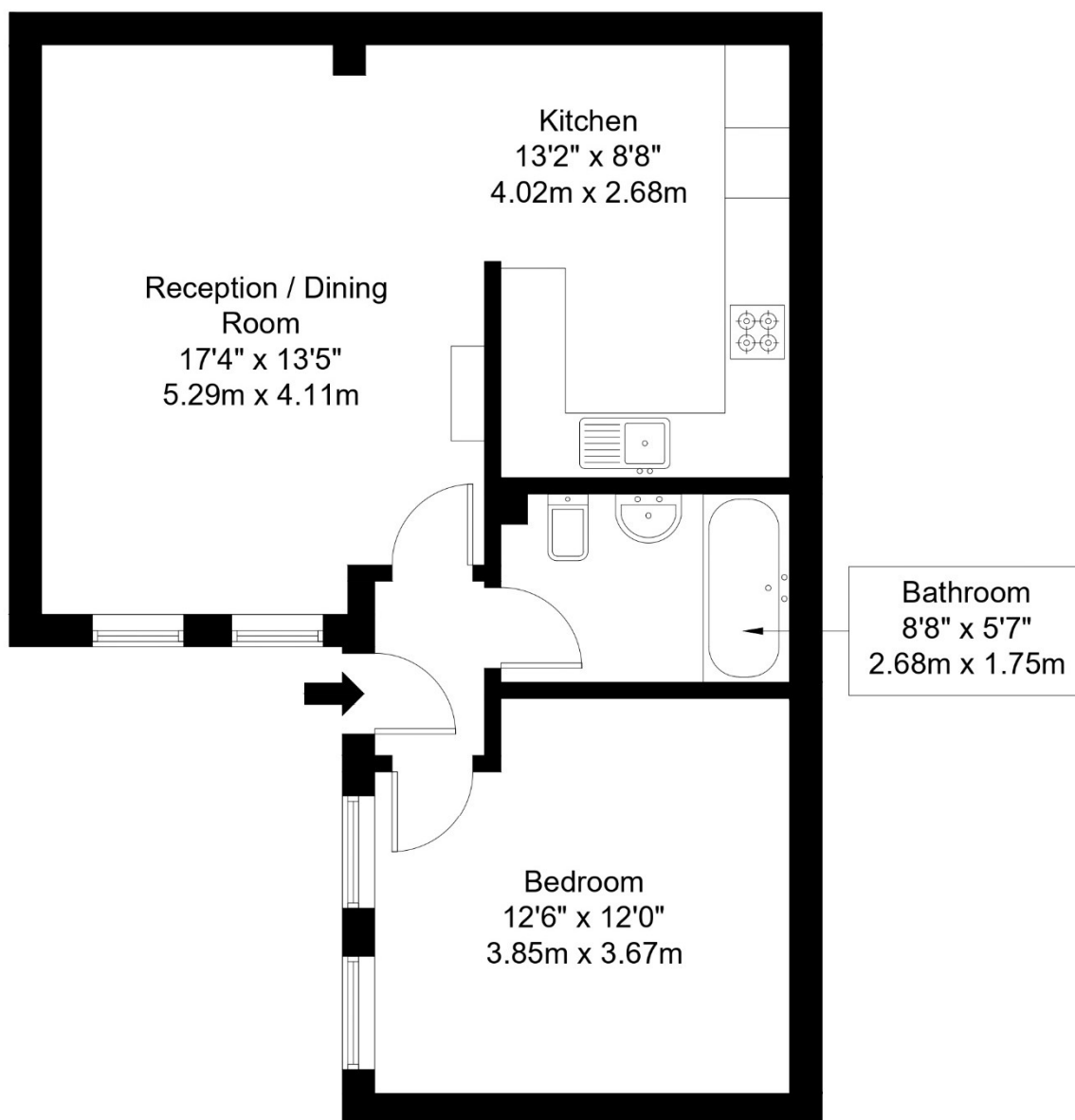
The agent has not tested any apparatus, equipment, fixtures & fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. These details may depict items that are not for sale or included in 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		



# Hercules Place, N7 6AL

Approx Gross Internal Area = 53.3 sq m / 574 sq ft



First Floor

Ref :

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**B L E U  
P L A N**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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