

WINDSOR ROAD N7

£1,250,000 FREEHOLD

A superb and well-proportioned four double bedroom house, set in a three storey period building in a residential road in N7.





Windsor Road is located off Holloway Road, nearest tube stations being Holloway Road tube station (Piccadilly line), Finsbury Park (Piccadilly & Victoria lines) – (including Finsbury Park overground station with lines into Moorgate & Kings Cross) & Archway (Northern line), and close to good local bus services, shops, schools & café's. Islington Upper Street & Highbury Corner are served by bus services from Holloway Road in one direction and Highgate in the other.

The house retains much period charm and comprises two reception rooms, a kitchen with double doors which leads directly to the rear garden and a cloakroom all on the ground floor, a bathroom on the upper floor half landing, with two double bedrooms (one being used as a work room) on the first floor, a further two double bedrooms on the second floor and with stairs up to a small attic room.

Council Tax: London Borough of Islington - Council Tax Band: F (£2,620.79 for 2023/24).









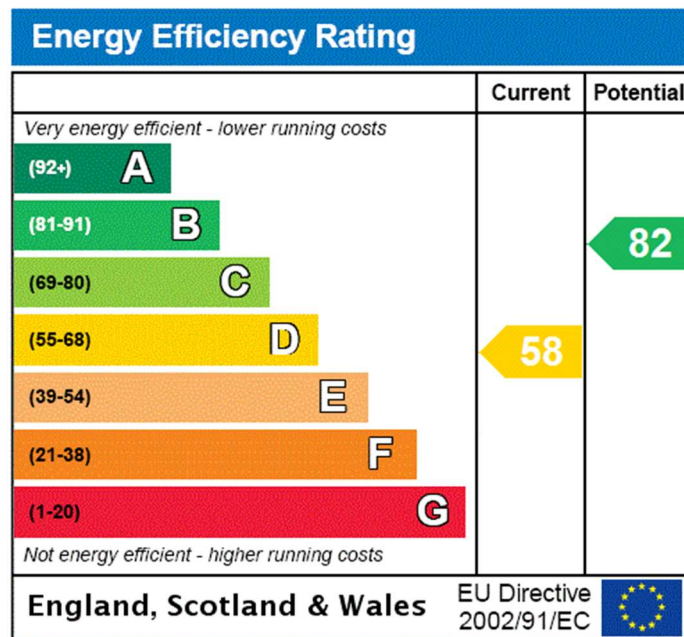






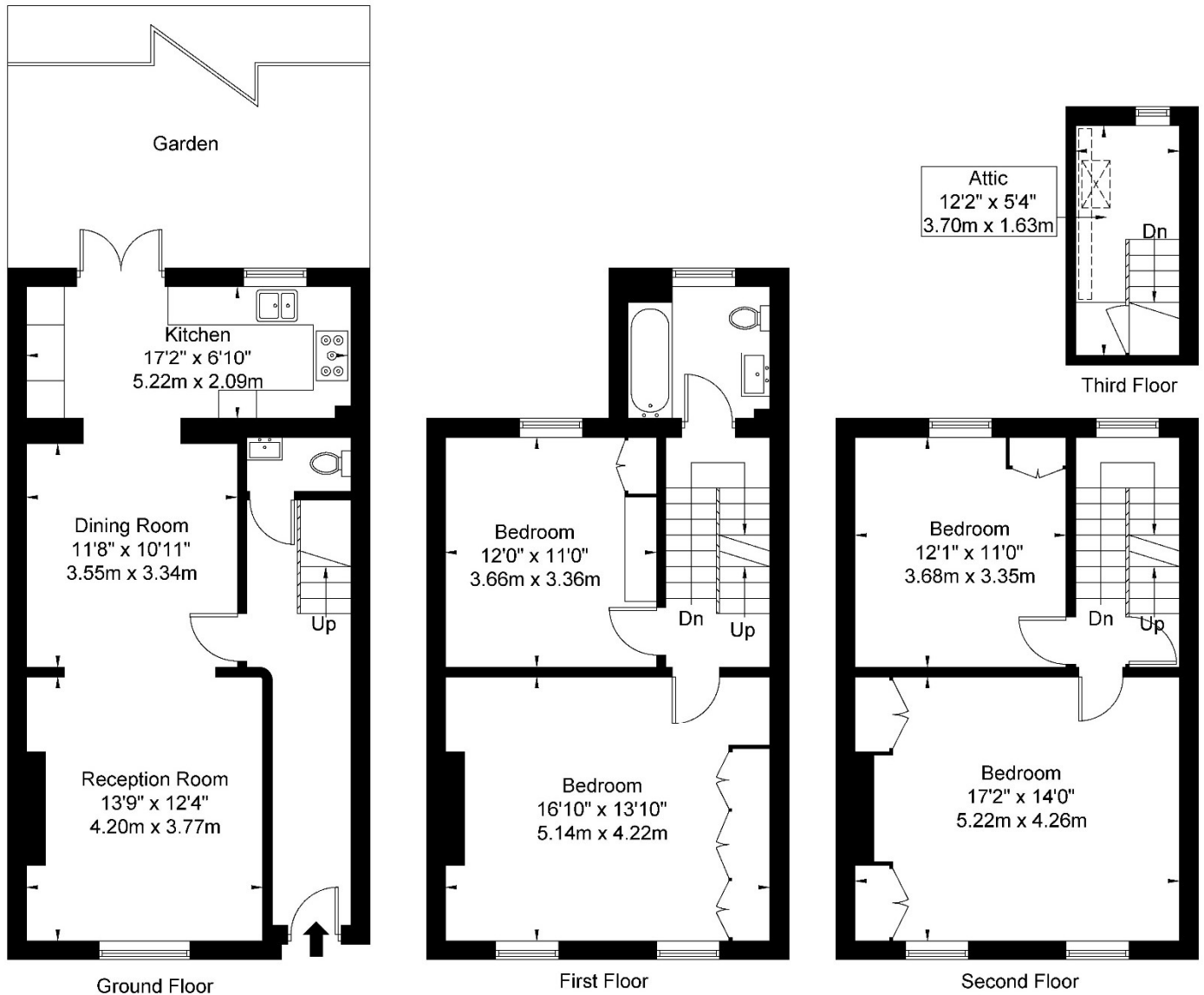
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The agent has not tested any apparatus, equipment, fixtures & fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. These details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



Windsor Road, N7 6JL

Approx. Gross Internal Area = 147.0 sq m / 1582 sq ft



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PLAN**

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. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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