



**RADFORD HOUSE, GEORGES ROAD, LONDON, N7**  
**£450,000 LEASEHOLD**

## A BRIGHT AND STYLISH TWO BEDROOM SPLIT LEVEL APARTMENT 0.2 MILES FROM HOLLOWAY ROAD STATION

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## DESCRIPTION:

This bright, stylish, and turn key two-bedroom, one-bathroom, separate kitchen, split level South facing apartment is situated in a purpose-built block that benefits from around 684 sq. ft. of living area. The property is situated in a mansion style block with communal garden.

Upon entering you are greeted into a hallway that leads to the fitted kitchen on right and a well-lit South facing living room in front with plenty of storage. The stairs on the left lead to the upper floor that hosts beautifully presented double bedroom, a second bedroom, both featuring arched windows, and modern three-piece bathroom with walk-in shower cubical.

This property is well connected with Caledonian Road station 0.3 miles away, Highbury & Islington Station (Victoria Line & overground) 0.6 miles away, and a number of great bus routes taking you into the City and West End. The restaurants, bars and boutiques of the ever-popular Upper Street are all within walking distance. The green open spaces of Paradise Park is 0.4 miles away and Highbury Fields is only 0.6 miles away. The local supermarkets include Aldi, Sainsburys, Tesco's and Waitrose.

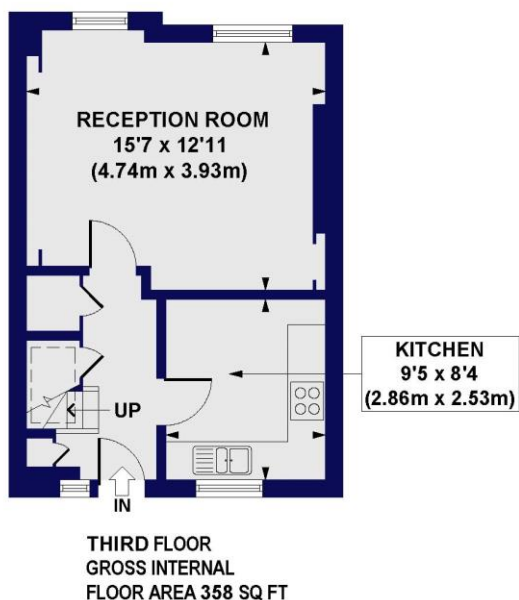
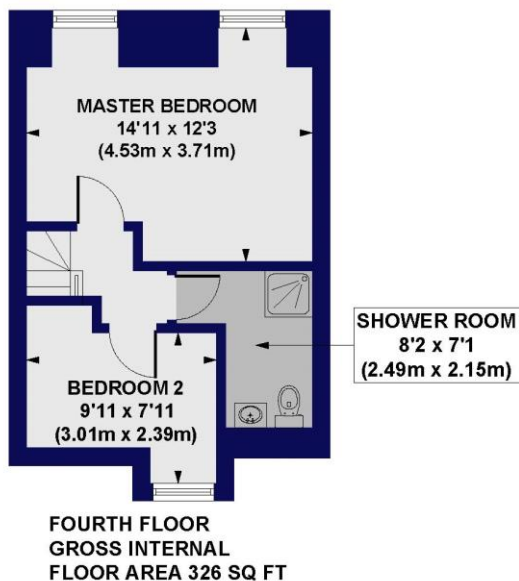
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**Radford House, Georges Road, N7**  
**Approx. Gross Internal Floor Area 684 sq. ft / 63.59 sq. m**



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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

<https://www.winkworth.co.uk/sale/property/ISL250532>

**Tenure:** Leasehold

**Term:** 85 year and 0 months

**Service Charge:** £2199.75 per annum approx..

**Ground Rent:** £0 Annually (subject to increase)

**Council Tax Band:** B

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.

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