



FLAT 69, QUEENSLAND ROAD, LONDON, N7
£360,000 LEASEHOLD

**A WONDERFULLY SPACIOUS ONE BEDROOM,
 MODERN APARTMENT ON QUEENSLAND
 ROAD.**

Highbury | 0207 989 7000 | highbury@winkworth.co.uk

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DESCRIPTION:

Set on the 8th floor of this sought after development is this immaculately presented 1 bedroom apartment. The property comes with a stunning fully fitted kitchen and open plan living room with an ample dining area making the perfect entertaining space. The property further comprises a larger than average double bedroom and a large contemporary family bathroom. There is also the added bonus of a communal garden terrace that is accessed on the 2nd floor.

The property is just moments from the excellent amenities of the Holloway Road and the boutiques, bars and restaurants of Upper Street. Holloway Road (Piccadilly Line) and Highbury and Islington (Victoria and London Overground Lines) are both within walking distance and Drayton Park National Rail is also nearby taking you directly into Moorgate. There are also many strong bus routes taking you into Angel, the City and West End.

This property was purchased through shared ownership and has permission to sell 100% through a staircasing process. There is an alternative option to buy 30% subject to certain criteria and requirements being met.

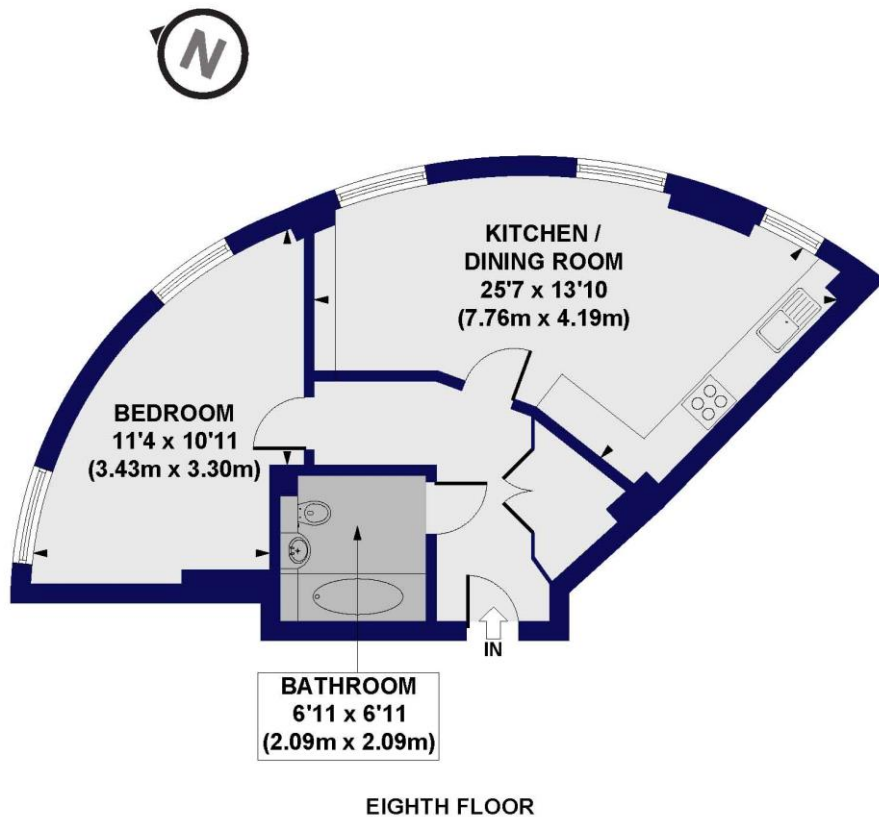
Any associated charges including, but not limited to, service charge, ground rent and sinking funds outlined in the marketing material is an approximation calculated using information provided by and described by the client at the time of instruction. The actual cost may be subject to change and therefore we recommend all interested parties carry out their own enquiries.

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Queensland Road, N7
Approx. Gross Internal Floor Area 546 sq. ft / 50.68 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	83 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

<https://www.winkworth.co.uk/sale/property/HIH250162>

Tenure: Leasehold

Term: 86 year and 8 months

Service Charge: £3558 per annum

Ground Rent: £ 150 Annually (subject to increase)

Council Tax Band: D

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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