



WIDNES HOUSE, PALMER PLACE, LONDON, N7  
**£450,000 LEASEHOLD**

**A BRIGHT, TWO BEDROOM, GROUND FLOOR  
 APARTMENT WITH PRIVATE GARDEN IN N7.**

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## DESCRIPTION:

A spacious, two double bedroom apartment positioned on the ground floor of this well-kept block moments from Holloway Road. Standing in excess of 670 sqft, the property consists of a wonderfully bright, dual aspect reception room leading directly out to a sizeable, mature, south facing garden. The separate kitchen features plentiful worktop space and cupboards, while both double bedrooms overlook the private garden. The property is completed with a separate wc, modern family bathroom and ample storage throughout.

Widnes House, Palmer Place, situated close to Holloway Road allows for a great access to a variety of amenities such as grocery shops, restaurants, cafes and pubs, making this property ideal for young professionals and families. Green spaces and parks, such as Paradise Park, are located within close proximity along with a vast array of outstanding primary and secondary schools. Ideally located in Holloway Road, with good links to central London with Piccadilly and Victoria Line, Overground links from Highbury & Islington and bus routes just on your doorstep.

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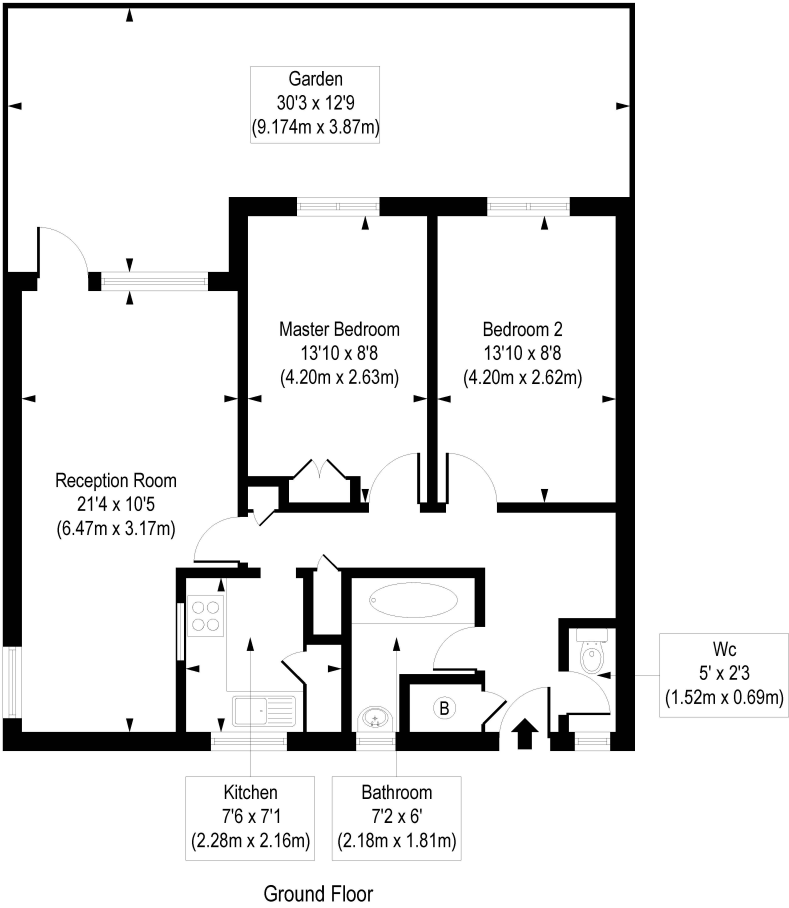




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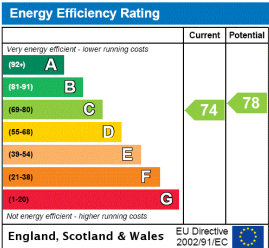
# Widnes House, Palmer Place, N7

Approx. Gross Internal Floor Area 671 sq. ft / 62.36 sq. m



COMPLIANT WITH RICS CODE OF MEASURING PRACTICE. Floorplan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floorplan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.

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