



ROLLIT HOUSE, ROLLIT STREET, LONDON, N7  
OIEO £500,000 LEASEHOLD

# BEAUTIFUL TWO BEDROOM SPLIT LEVEL MAISONETTE WITH ACCESS TO A BEAUTIFUL COMMUNAL GARDEN

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## DESCRIPTION:

This fully refurbished two-bedroom maisonette spans close to 700 sq ft across the third and fourth floors of a well-maintained purpose-built development in Islington. The entry on the third floor opens to a large reception room and a separate kitchen, both offering ample storage and flooded with natural light making the flat feel bright, airy and ideal for entertaining. The upper floor features a spacious master bedroom with plentiful built-in storage, a second double bedroom, and a large, high-standard family bathroom. The property also benefits from a beautifully maintained communal garden.

Rollit House is only a short distance from the ever-popular Holloway Road with restaurants such as Provisions, Zia Lucia and Berto, and even more locally Westerns Laundry on Drayton Park and La Peche Mignon on Ronald's Road. Highbury Barn boasts an array of award-winning food shops and the recently renovated Highbury Barn pub. The property is superbly connected, with Holloway Road Station (Piccadilly line) and Drayton Park Station (Great Northern only 8 mins to Moorgate) being moments away. Highbury & Islington Station (Victoria Line and Overground) and the popular shops and restaurants on Upper Street are easily reached through the green, open spaces of Highbury Fields.

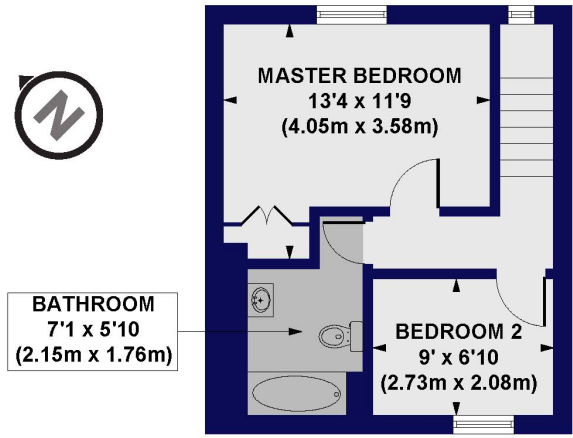
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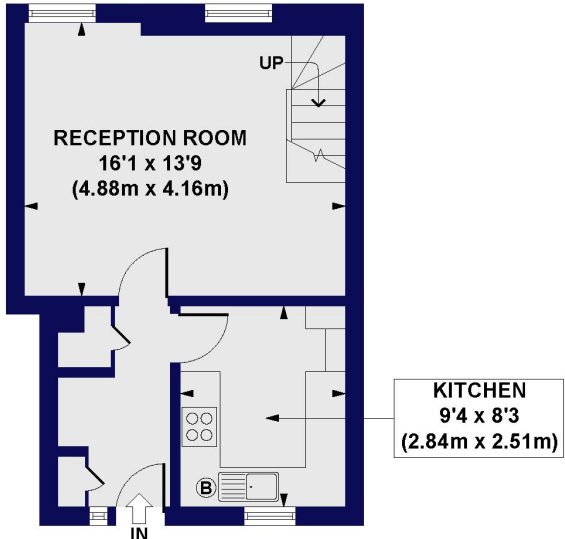


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**Rollit House, Hornsey Road, N7**  
 Approx. Gross Internal Floor Area 691 sq. ft / 64.22 sq. m



**FOURTH FLOOR**  
 GROSS INTERNAL  
 FLOOR AREA 321 SQ FT



**THIRD FLOOR**  
 GROSS INTERNAL  
 FLOOR AREA 370 SQ FT

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.



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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		73	77
EU Directive 2002/91/EC			

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