



APARTMENT 6, BLOCK C, HORNSEY ROAD, LONDON, N7
£400,000 LEASEHOLD

A LARGER THAN AVERAGE, ONE BEDROOM
APARTMENT WITH PRIVATE BALCONY
MOMENTS FROM THE TUBE.

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DESCRIPTION:

A superb, one double bedroom, modern apartment set in the ever-popular L'ecole Building. Standing at 667 sq ft, this first-floor apartment is tastefully decorated by the current owners and is offered to the market furnished. An open plan living room/kitchen area is the perfect space for entertaining as it also leads out onto a south facing, private balcony stretching over 4.5m. The property is completed by a larger than average bedroom which includes built in wardrobes, a modern family bathroom with separate shower and ample storage throughout.

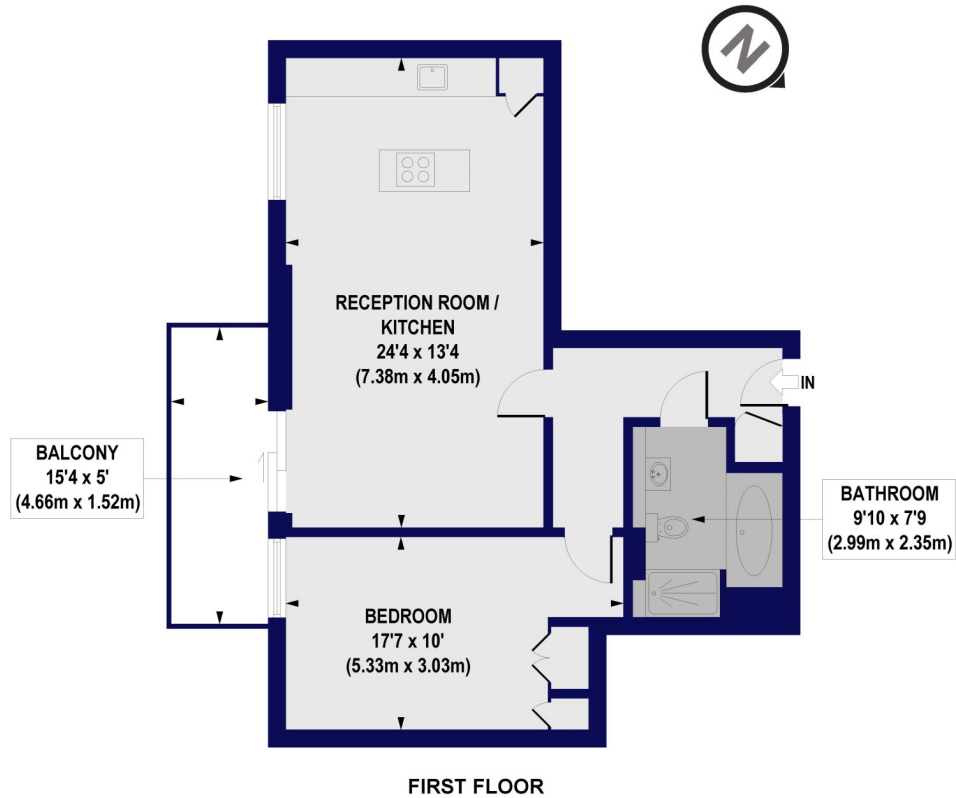
L'ecole Building benefits from an on-site concierge whilst being a short distance from the highly popular Holloway Road with restaurants such as Provisions, Zia Lucia and Berto, and even more locally Westerns Laundry on Drayton Park and La Peche Mignon on Ronald's Road. Highbury Barn boasts an array 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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Hornsey Road, N7
 Approx. Gross Internal Floor Area 667 sq. ft / 62 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92)	A		80
(81-91)	B		
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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