



HOLLOWAY ROAD, LONDON, N7  
OIEO £600,000 LEASEHOLD

## A SPACIOUS, FOUR BEDROOM FLAT MOMENTS IN ISLINGTON

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## DESCRIPTION:

A four bedroom apartment set across the first and second floors of this Victorian building moments from Holloway Road station. The property offers wonderfully bright rooms and would make the ideal first-time purchase or buy to let. Accommodation comprises of an open plan reception/kitchen that also includes dining area, four bedrooms, a family sized bathroom as well as a further shower room. The property is being sold with a brand new lease and is offered to the market chain free.

Holloway Road is ideally located for easy access to the City and the West End and is set moments from the many bars, restaurants and boutique shops on Upper Street. The closest transport links can be found 0.2 miles away at Highbury & Islington (Victoria Line), with Angel underground (Northern line) also within easy reach. Overground services are located at both Essex Road and Canonbury, whilst international transport is facilitated from Kings Cross St. Pancras which is one stop away.

Service Charge = Adhoc

The Leasehold will be held on a 125 year lease.

\*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.\*

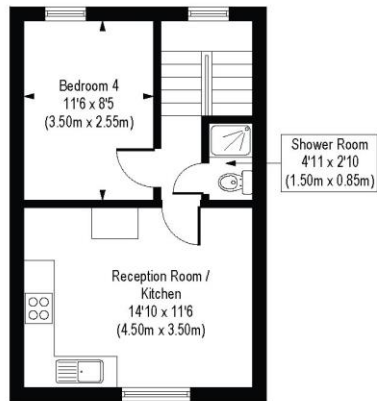
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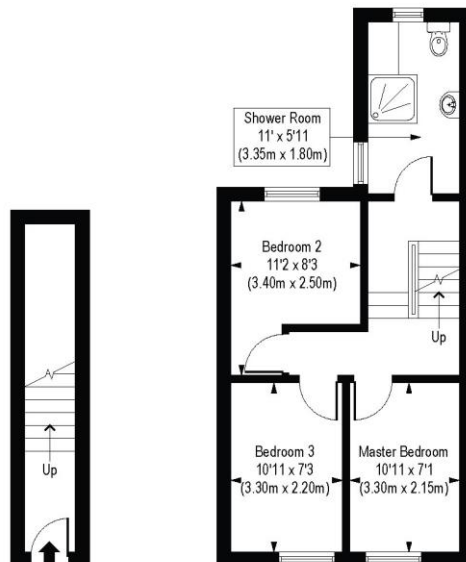
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# Holloway Road, N7

Approx. Gross Internal Floor Area 815 sq. ft / 75.69 sq. m



Second Floor  
Gross Internal  
Floor Area 347 sq ft

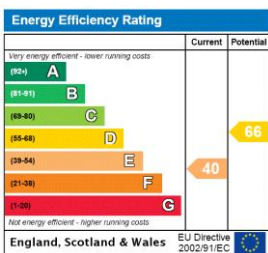


Ground Floor  
Gross Internal  
Floor Area 69 sq ft

First Floor  
Gross Internal  
Floor Area 399 sq ft

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.

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.



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