

AXMINSTER ROAD N7 OFFERS IN EXCESS OF £700,000 LEASEHOLD

**A spacious two double bedroom maisonette,
arranged over the raised & lower ground floors of
an attractive period building, with its own entrance
and private courtyard split-level garden.**





Axminster Road runs parallel with Holloway Road, nearest tube stations being Archway (Northern line), Holloway Road (Piccadilly line) & Finsbury Park (Piccadilly & Victoria lines) – (including Finsbury Park overground station with lines into Moorgate & Kings Cross) and close to local bus services, shops & café's. Islington Upper Street & Highbury Corner are served by bus services from Holloway Road in one direction and Highgate in the other.

The maisonette, which has its own entrance on the raised ground floor, offers well proportioned living accommodation and comprises an inner hall area with a door to the large reception room, which has access to a kitchen and a cloakroom all on the raised ground floor. There are then stairs down to a hall with an area being used as a study area, a bathroom & two double bedrooms (one with an en-suite shower room), all on the lower ground floor. The property also has a private courtyard split-level garden.

Internal viewing is highly recommended.

TENURE: 125 Years Lease from & inc. 1st January 2017

















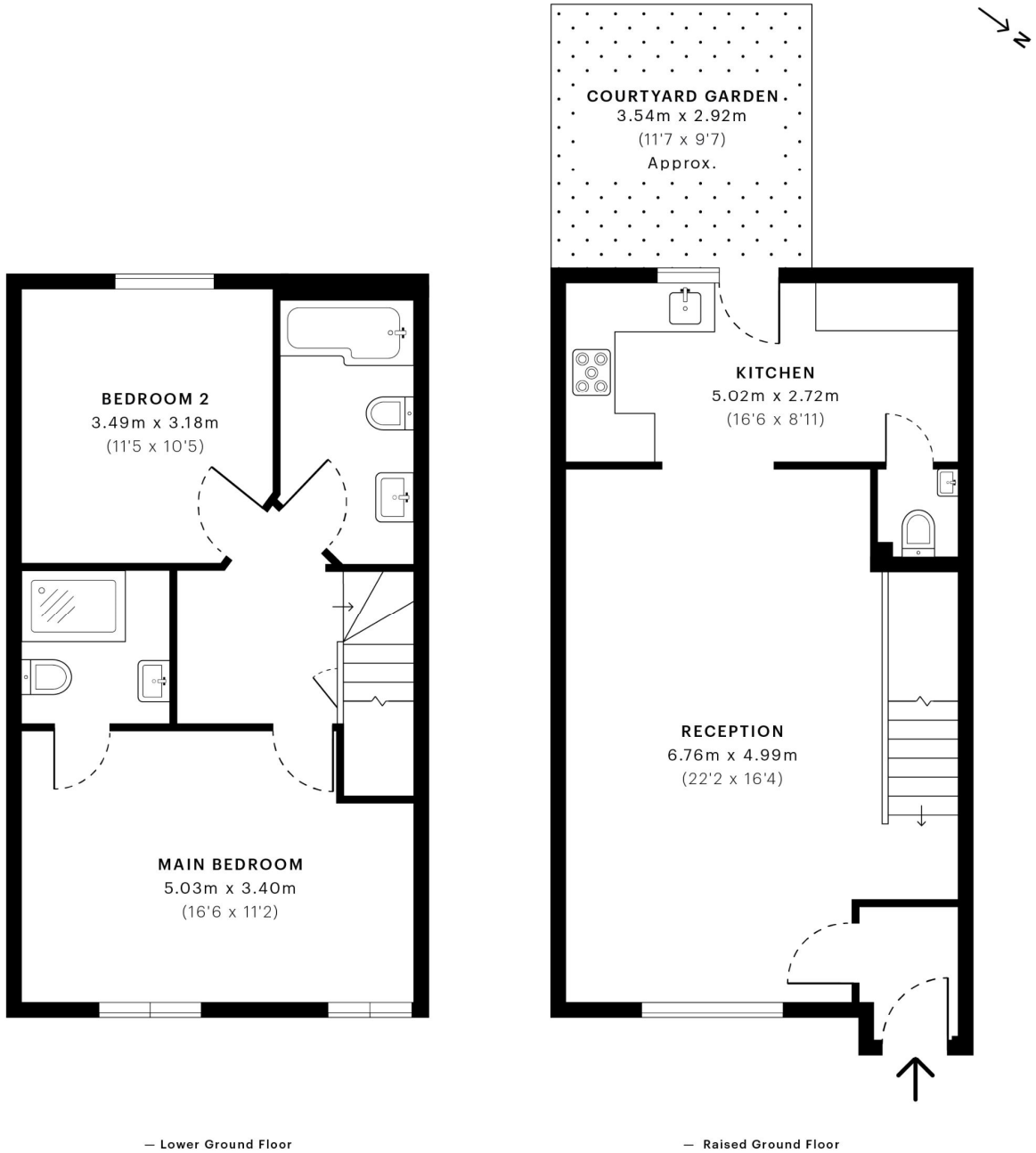




Whilst every attempt has been made in good faith to ensure the accuracy of these details, all data shown including the floorplan, are an interpretation for illustrative purposes only and should be used as a general outline for guidance only and is/are not to scale. Any areas, measurements or distances quoted are approximate and should not be relied upon to value a property or be the basis of any sale or let. Any intending purchaser should satisfy themselves by inspection, searches, enquires and full survey as to the correctness of each statement contained within these particulars and are not to be relied upon as a statement or representation of fact. No responsibility is taken for any error, omission, mis-statement or use of data shown. Please note the floor plan has been carried out by an independent company.

The agent has not tested any apparatus, equipment, fixtures & fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. These details may depict items that are not for sale or included in the sale of the property. Please note that we have not checked the situation with regards to planning consents, building regulation consents and any other relevant consent relating to this property, therefore any interested applicant should carry out their own enquiries with the appropriate parties and/or authorities. These particulars do not form part of any contract and all properties are offered subject to contract. Buyers are advised that we have not read the full terms and conditions of the lease and buyers are advised to request their solicitors' to approve the lease at an early stage of the transaction

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	82	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



GROSS INTERNAL AREA (GIA)
The footprint of the property
91.12 sqm / 980.81 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes washrooms, restricted head height
85.34 sqm / 918.59 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
0.00 sqm / 0.00 sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.5 m
0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 90.97 sqm / 979.19 sqft
IPMS 3C RESIDENTIAL 87.97 sqm / 946.90 sqft

SPEC ID 61e97a031d4f7a0ddb6e7ef5