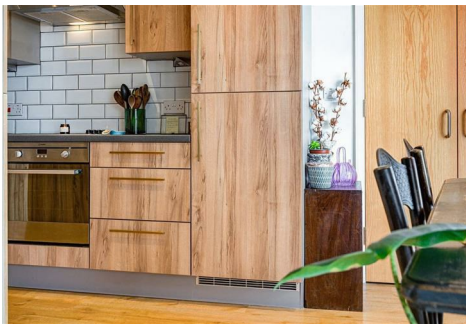


MATTHEW JAMES

Residential Sales • Lettings • Management



Queensland Road, Islington, N7 7DF

Asking Price £550,000

An impressive two bedroom apartment on the third floor of a private purpose built block with lift access and three tier security entry fob system. Offered for sale in excellent condition the property benefits from oak wood flooring, quality kitchen and bathroom fixtures and fittings, double glazed windows, a video entry system and private terrace. The apartment also has access to a secure bicycle room and landscaped communal gardens. The location offers a great variety of local shops, cafes and restaurants. There are excellent travel options nearby including bus routes and trains from stations at Holloway Road (Piccadilly underground line) and Drayton Park (Northern City overground line) providing convenient public transport links to and from the City, Central London and the West End. Viewing is highly recommended and strictly by appointment only. Fully EWS1 compliant.

Entrance Lobby

Secure fob entry. Private post box. Further secure door entry system leading to lift and staircase access. Fob access to designated floors only.

Level Three

Lift and stair access.

Entrance Hallway



Video entryphone. Cupboard housing heating system.

Living Room



A bright 'L shaped' room with ample space for both lounge and dining areas with direct access onto a private balcony. The room further benefits from a deep walk in fitted storage cupboard and multiple media points and opens onto the kitchen.

Kitchen



This stylish kitchen is finished in wood effect wall and base storage units with grey work surfaces and white ceramic tiling to the walls. Integrated appliances include an electric hob and oven with overhead extractor canopy, a tall fridge freezer, dish washer and washing machine.

Principle Bedroom



Fitted wardrobe and media points, carpeted.

Bedroom Two



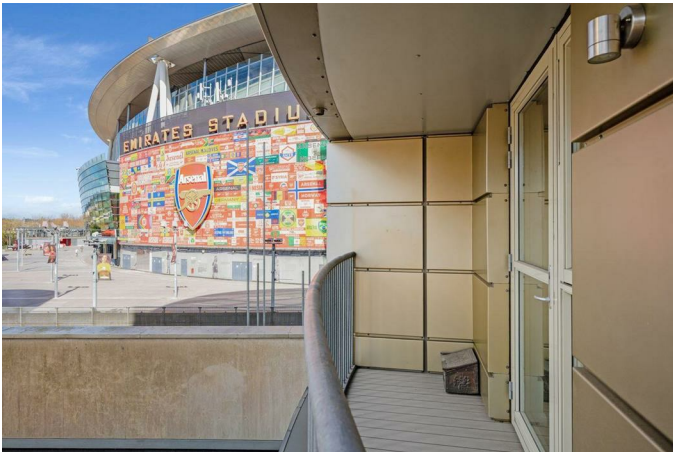
Carpeted.

Bathroom / W.C.



A beautiful bathroom incorporating a panel enclosed bath with wall mounted adjustable shower appliance and glazed screen, inset wash hand basin and w.c. Further benefits include recessed storage, a chrome heated shower rail and mirror with overhead light. Finished in ceramic wall and floor tiling.

Balcony



Private balcony with space for a small table and chairs.

Communal Amenities

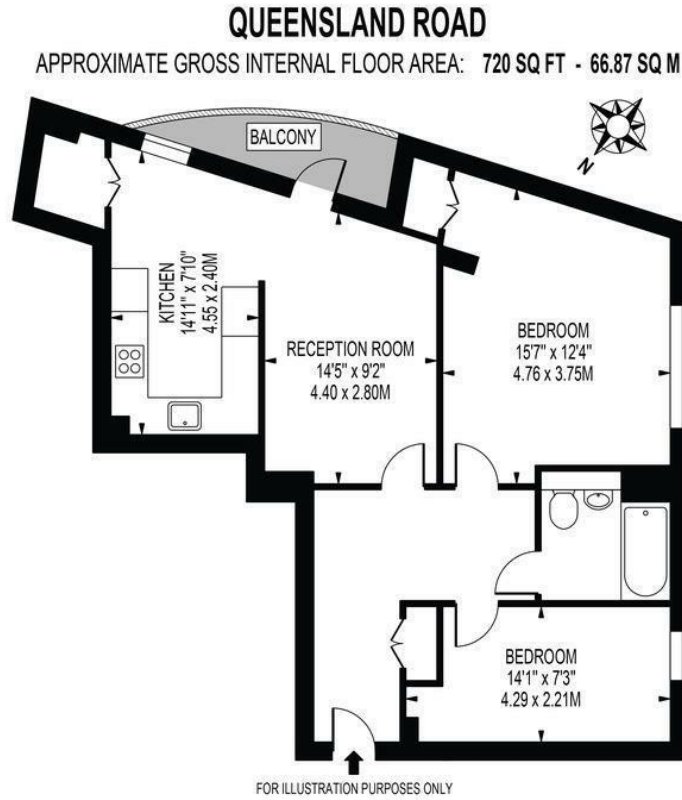


A secure bicycle storage room and a landscaped communal terrace.

Additional Information

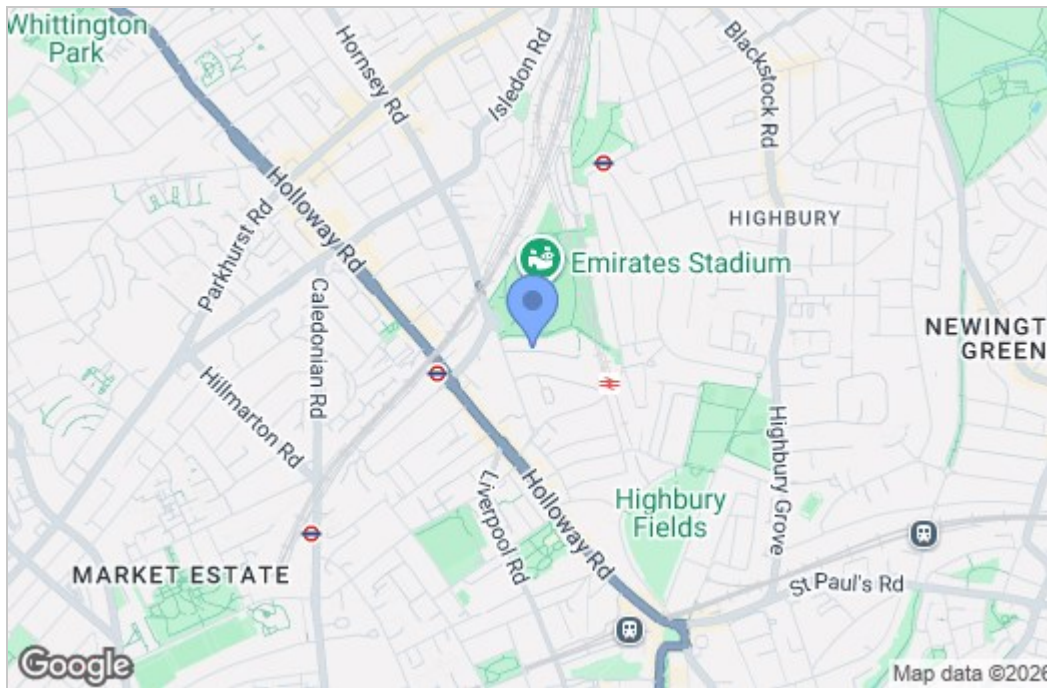
Lease Remaining - 87 Years
Service Charges - £2990 Per Annum
Ground Rent - £150 Per Annum
Islington Council Tax Band E

Floor Plan

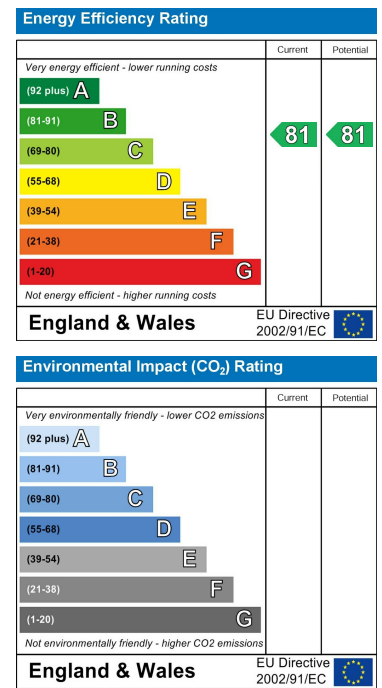


THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.