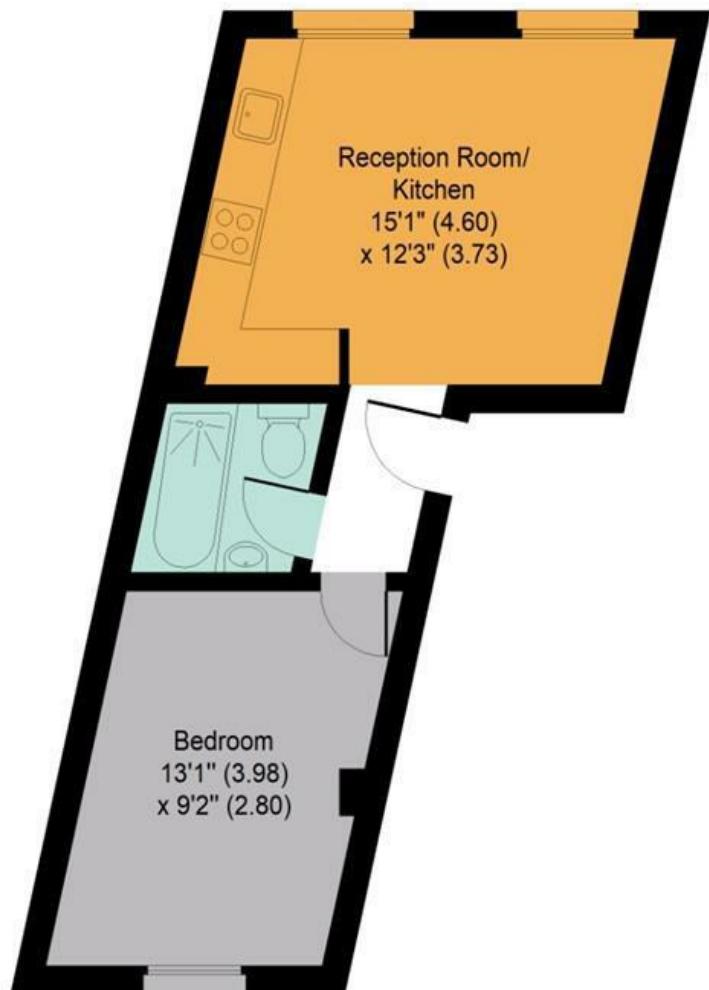




Holloway Road Islington, N19

APPROX. GROSS INTERNAL FLOOR AREA 372 SQ FT / 34.6 SQ M



SECOND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omissions or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specification no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basic of valuation.



DAVIES & DAVIES ESTATE AGENTS

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HOLLOWAY ROAD

1 BEDROOM | 1 BATHROOM | FLAT



MATERIAL INFORMATION:

>LEASEHOLD: 91 YEARS

>COUNCIL TAX BAND: C

>SERVICE CHARGE: £200
PER ANNUM

>GROUND RENT: £0

KEY FEATURES

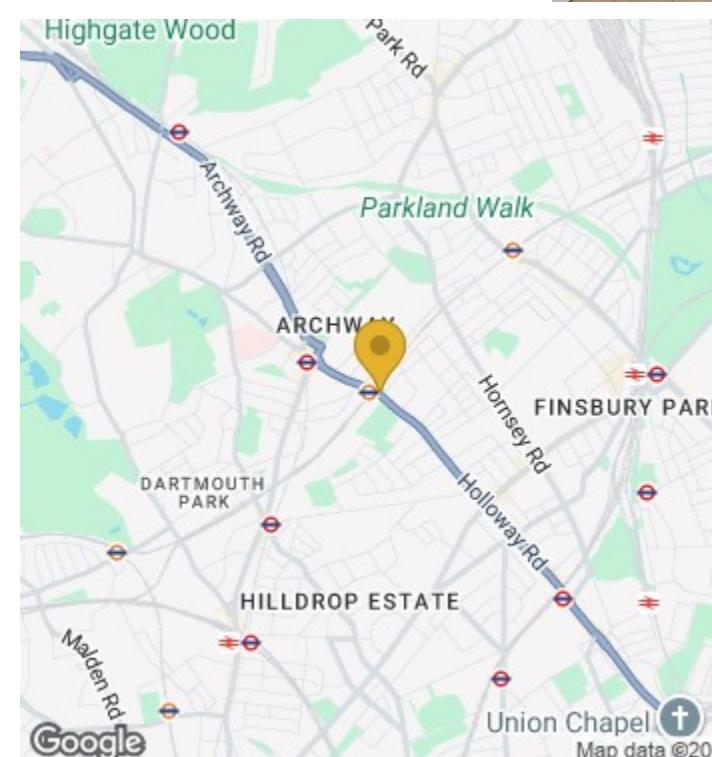
- 1 BEDROOM FLAT
- BRIGHT OPEN-PLAN KITCHEN/RECEPTION
- PERIOD CONVERSION, SECOND FLOOR
- MODERN BATHROOM WITH FULL BATH/SHOWER
- LESS THAN 0.3 MILES TO ARCHWAY STATION
- CLOSE PROXIMITY TO HAMPSTEAD HEATH AND WHITTINGTON PARK

YOURS FOR
£290,000

Step inside this beautifully presented one bedroom conversion flat, set on the second floor of a handsome period property along Holloway Road. This thoughtfully arranged home offers a bright and welcoming interior, blending modern touches with period charm.

Perfectly positioned for city living, you'll find a wealth of local amenities right on your doorstep, from independent cafés and shops to excellent transport connections. Archway Underground Station (Northern Line) is within walking distance, as are a number of bus routes along Holloway Road, making for a quick and easy commute into the West End, the City, and beyond.

SEE MORE
PROPERTIES
ONLINE



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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC

BEDROOMS: 1
 BATHROOMS: 1
 RECEPTIONS: 1

The Property Ombudsman
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PROTECTED