



Drivers
& Norris

Holloway Road, Islington, London, N19

**Offers in excess of:
£300,000**

Holloway Road, Islington, London, N19

Situated on the top floor of a wonderful period conversion, this unique apartment has been tastefully designed to offer maximum space and functionality throughout. The spacious open-plan kitchen / reception room complete with some integrated appliances is filled with light from the oversized double glazed front facing windows, while the high ceilings give an added feeling of space. From the hall the well-proportioned double bedroom offers lots of space for free standing furniture and is complete with soft furnishings. The contemporary bathroom suite comprises walk in shower, wash basin with single lever mixer tap and W.C.

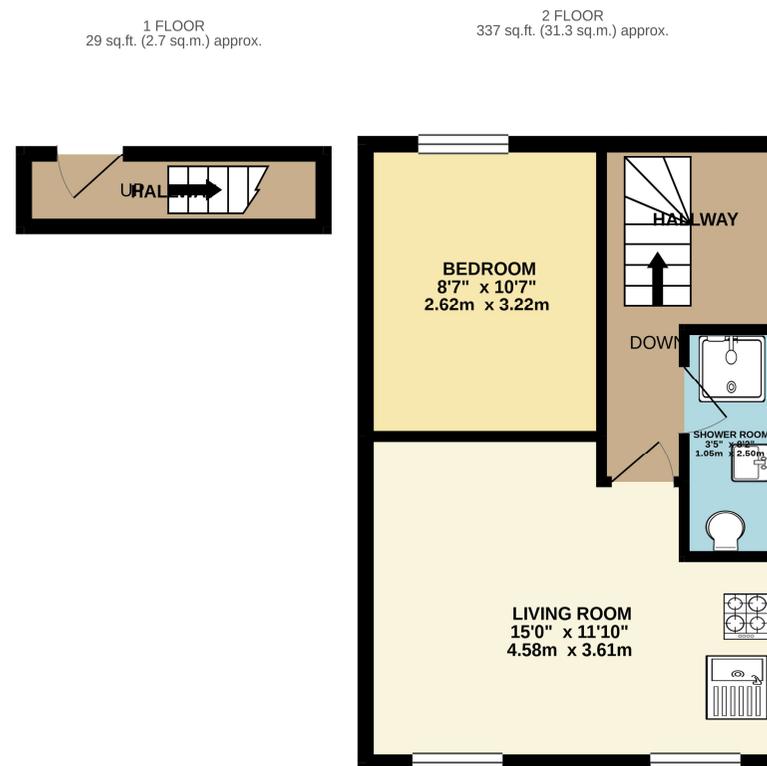
Further benefits include gas central heating, downlights throughout and some original exposed wooden floorboards.

The apartment is located within walking distance of both Hampstead Heath & Highgate Village, and is just a few minutes from Whittington Park on Holloway Road.

There are a large number of transport links close by with both Upper Holloway Overground station and Archway Underground Station within easy reach, and further buses running directly to Upper Street, Crouch End, Muswell Hill and Kentish Town.

Council Tax Band:

- Leasehold
- Period Conversion
- Newly Refurbished
- One Double Bedroom
- Modern Open-Plan Kitchen / Reception Room
- Contemporary Bathroom Suite
- High Ceilings



TOTAL FLOOR AREA : 366 sq.ft. (34.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	72
(55-68)	D	
	59	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Drivers & Norris - Drivers & Norris

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Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.