



**Pollard Close, Islington, London, N7**

**Offers Over: £600,000**

*Freehold*

# Pollard Close, Islington, London, N7

The property spans three floors, with the sizeable eat-in kitchen and the garage on the ground floor. The first floor comprises of a substantial double bedroom, a WC and the generous living room with views over the front garden, which could be converted into a third bedroom. There is a further double bedroom and a bathroom suite on the second floor.

Throughout the property there is ample storage space and although modernisation is needed, it's not hard to see the potential in this conveniently located home. Pollard Close is a quiet oasis, whilst being only a stone throw away from Holloway Road transport links and local amenities.

Annual Service Charge Approximately £999.00 Per Annum

Council Tax Band: D

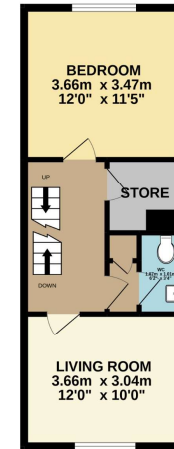
Council Tax Band:  
Service Charge (per annum): £998.55

- Freehold
- Close To Tube Station
- 2/3 Bedrooms
- Garage
- Fantastic Location
- Front Garden
- Kitchen / Diner

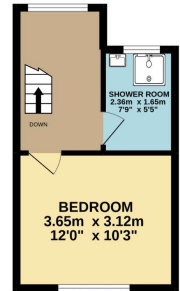
GROUND FLOOR  
27.2 sq.m. (293 sq.ft.) approx.



1ST FLOOR  
36.5 sq.m. (393 sq.ft.) approx.



2ND FLOOR  
21.9 sq.m. (236 sq.ft.) approx.



TOTAL FLOOR AREA : 85.6 sq.m. (921 sq.ft.) 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+) <b>A</b>                              |                         |           |
| (81-91) <b>B</b>                            |                         | 85        |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            | 65                      |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| 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.