



Benwell Road, London, N7 7BW

Offers in excess of: £495,000 Leasehold

2 Bedrooms | 1 Reception Room | 1 Bathroom

A spacious and well-presented garden flat is on the ground floor of a Victorian converted house located close to the amenities of Holloway Road and nearby Highbury.

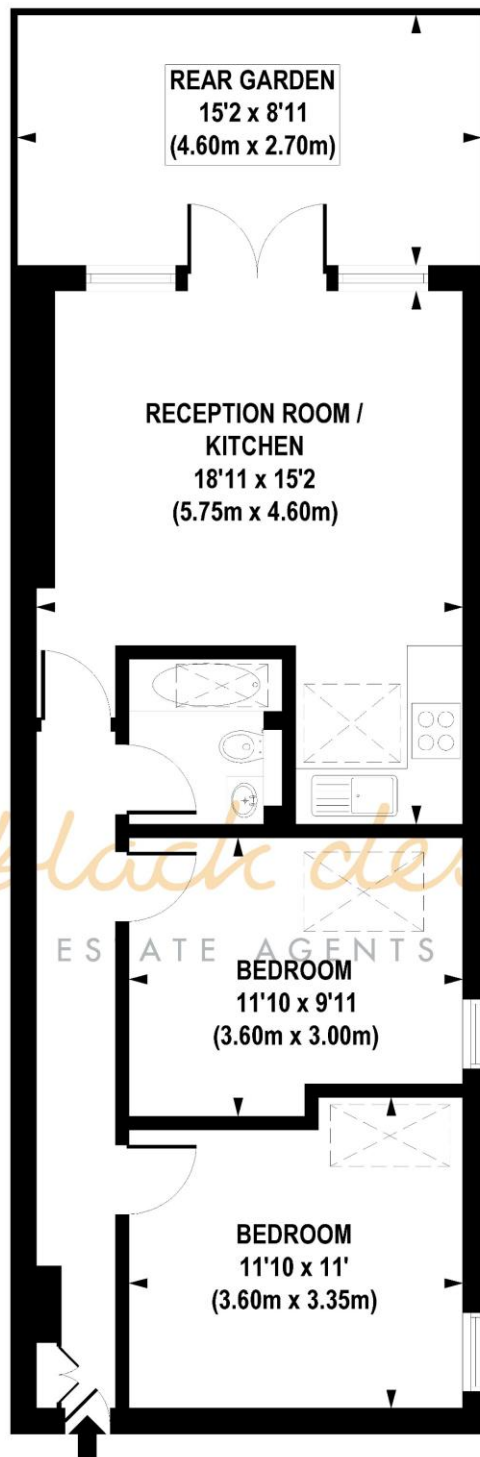
Two double bedrooms are complemented by a bathroom, open plan living room/ kitchen and pleasant and private courtyard garden. The property is well decorated and benefits from modern contemporary fittings throughout. There are a number of convenience stores within short walking distance, and the apartment is offered with no onward chain.

- Leasehold 115 years 7 months
- Service charge 23% of outgoings
- Ground rent £350 pa



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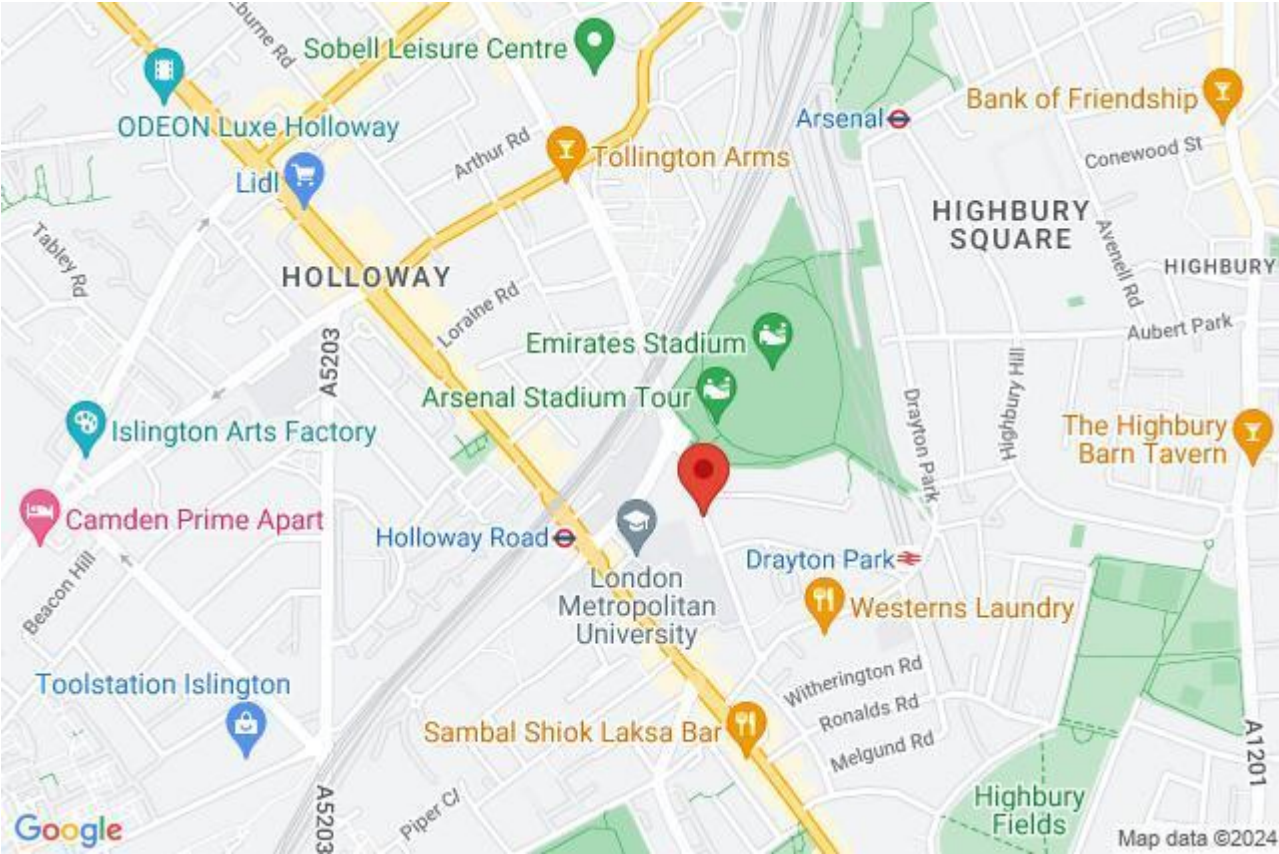


GROUND FLOOR

APPROX. GROSS INTERNAL FLOOR AREA 597 sq. ft / 55.43 sq. m

Floorplan is for illustrative purposes only and is not to scale.
Every attempt has been made to ensure the accuracy of the floorplan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only.
Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.

Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. 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. The services, systems and appliances listed in this specification have not been tested and no guarantee as to their operating ability or their efficiency can be given.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		75
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	