



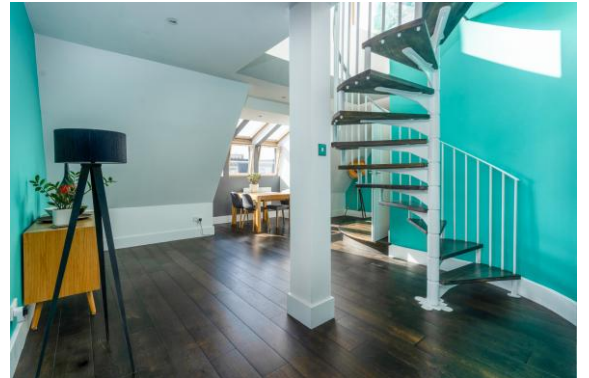
## Empire Square, Holloway Road, Islington, London, N7 6JN

Asking Price: £845,000 Leasehold

**2 Total Bedrooms | 1 Reception Rooms | 2 Bathrooms**

An impressive split level two double bedroom property within a gated courtyard. This property offers a long lease of 900+ years and will be sold as chain free.

- Stunning split level two double bedroom apartment located in a gated development
- Long lease of 900+ years
- A hidden gem, found just off the bustling Holloway Road
- Arranged over the third and fourth floors spanning 1184 square feet

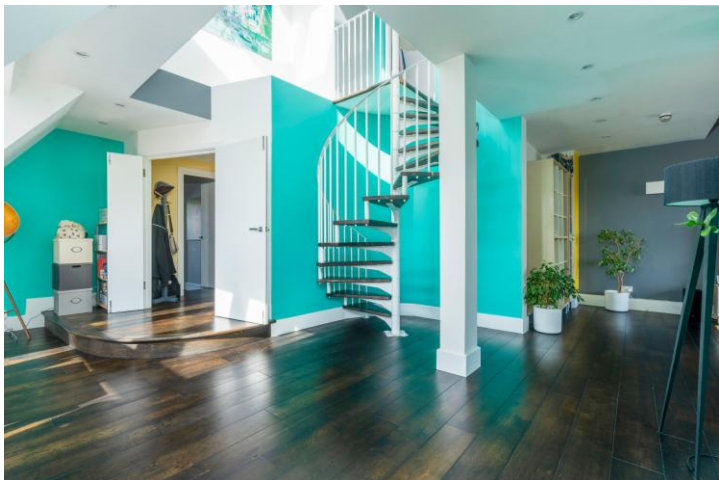


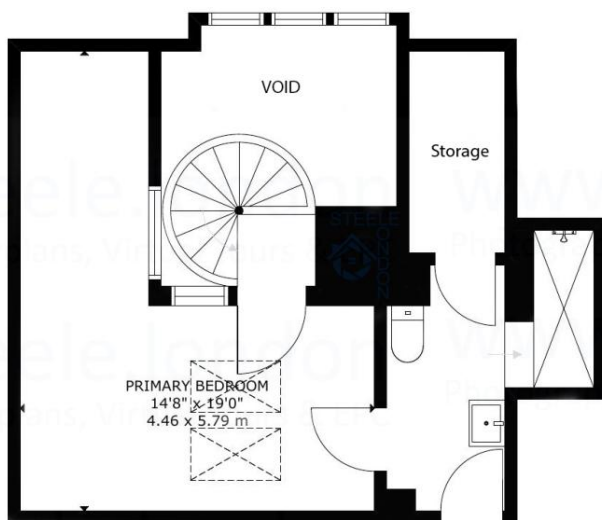


## Empire Square, Holloway Road, Islington, London, N7 6JN

This two-bedroom property is best described as a hidden gem, with the entry to the courtyard found just off the bustling Holloway Road, meaning the property is well located as well as an oasis of calm.

Arranged over the third and fourth floors spanning 1184 square feet, the apartment opens onto the sun soaked reception and living room, leading to the spiral staircase and the master bedroom with an ensuite bathroom.



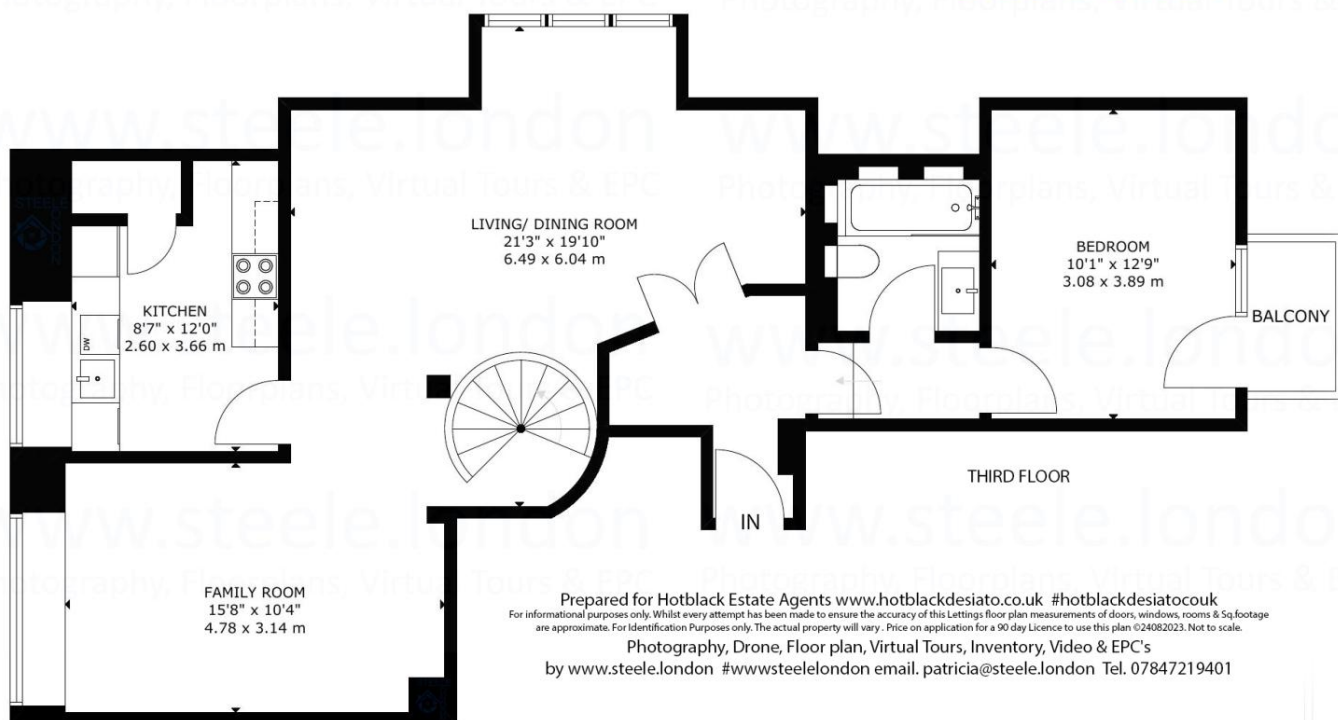


FOURTH FLOOR

Empire Square N7  
Gross Internal Area:  
110Sq meters  
1184 Sq.ft



*hotblack  
desiato*



THIRD FLOOR

Prepared for Hotblack Estate Agents [www.hotblackdesiato.co.uk](http://www.hotblackdesiato.co.uk) #hotblackdesiatocouk  
For informational purposes only. Whilst every attempt has been made to ensure the accuracy of this Lettings floor plan measurements of doors, windows, rooms & Sq. footage are approximate. For Identification Purposes only. The actual property will vary. Price on application for a 90 day Licence to use this plan ©24082023. Not to scale.  
Photography, Drone, Floor plan, Virtual Tours, Inventory, Video & EPC's  
by [www.steele.london](http://www.steele.london) #wwwsteelelondon email. [patricia@steele.london](mailto:patricia@steele.london) Tel. 07847219401

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.



