



## Holloway Road, N19 4DD

Asking Price: £200,000 Leasehold

This well presented studio apartment within a period house, located moments from the open spaces of Whittington Park and within short walking distance of both Upper Holloway Overground Station and Archway Underground Station. spacious two bed apartment situated in the Southstand of Highbury Stadium Square. This bright and airy apartment offers convenience and a peaceful retreat. Enjoy views from the two private balconies and access to communal gardens. Secure and modern, this apartment is perfect for comfortable living.

- Studio Apartment
- Close to local amenities
- Cash Buyers Only
- Leasehold (997 years)
- Service Charge £384 p/a
- Ground Rent TBC
- Approx 250 Sq Ft
- Council Tax Band F (Islington)







**RAISED GROUND FLOOR**

**APPROX. GROSS INTERNAL FLOOR AREA 250 sq. ft / 23.26 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+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		77
(55-68) <b>D</b>	56	
(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	

