

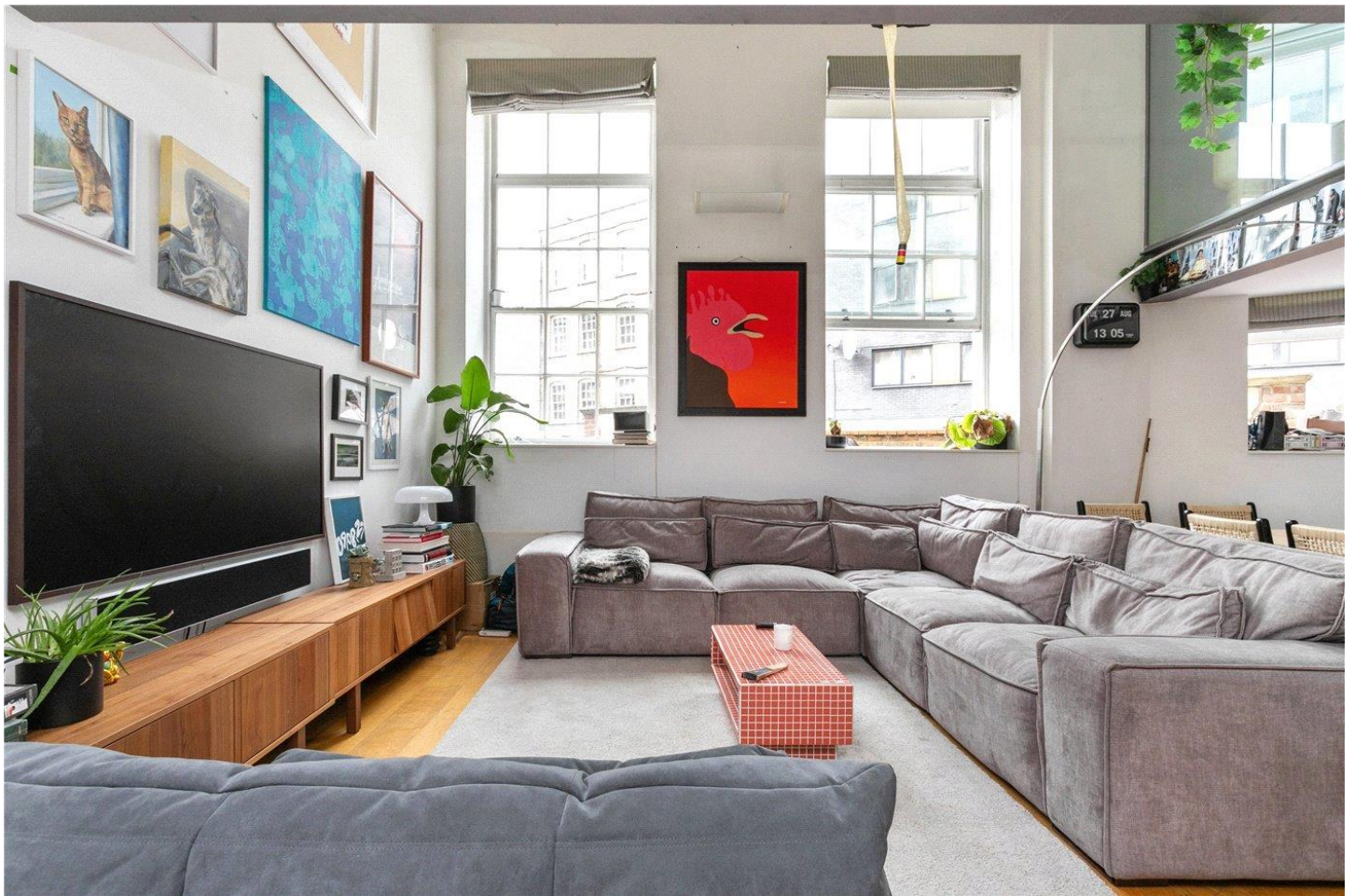


BLOCK A, HORNSEY ROAD, LONDON, N7
£780,000 LEASEHOLD

STUNNING TWO BEDROOM SPLIT LEVEL FLAT LOCATED WITHIN A SECURE, GATED SCHOOL CONVERSION

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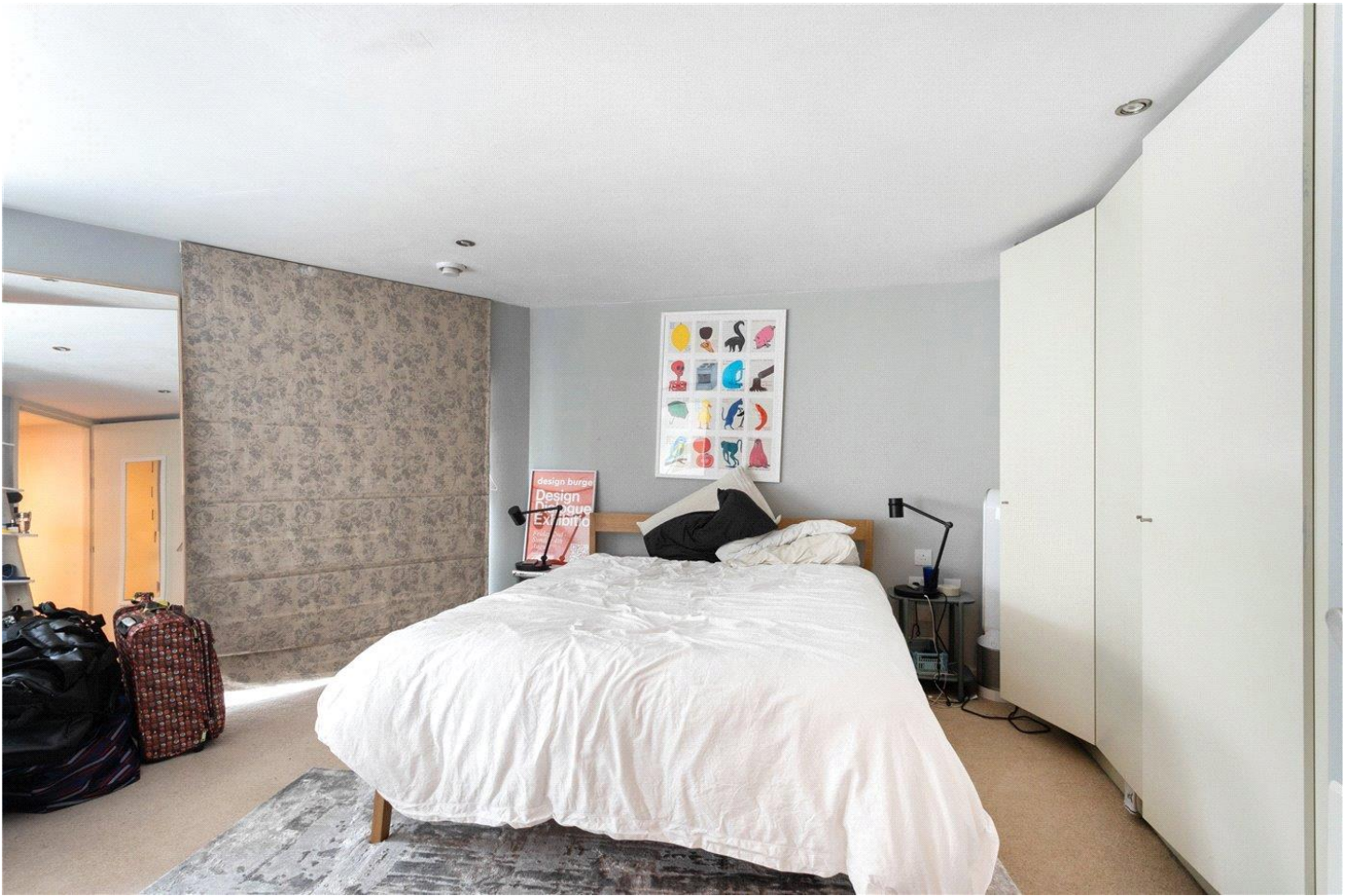


DESCRIPTION:

A stunning, two double bedroom apartment in a secure, gated school conversion moments from Holloway Road tube. Offering close to 1000sqft of living space, the open plan reception room/kitchen is perfectly suited for entertaining and benefits from a huge amount of natural light through oversized, west facing windows. Occupying the ground and first floor, the two double bedrooms are situated in the cleverly designed mezzanine level along with a generous family bathroom, whilst a separate wc can be found on the ground floor.

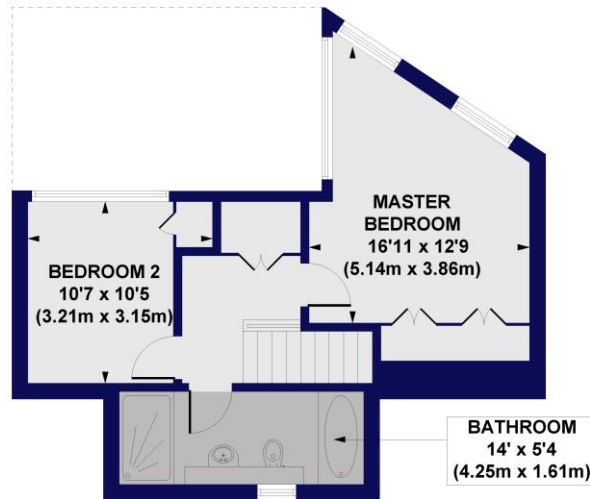
The L'Ecole Building is only a short distance from the ever-popular Holloway Road with restaurants such as Provisions, Zia Lucia and Berto, and even more locally Westerns Laundry on Drayton Park and La Peche Mignon on Ronald's Road. Highbury Barn boasts an array of award-winning food shops and the recently renovated Highbury Barn pub. The property is superbly connected, with Holloway Road Station (Piccadilly line) and Drayton Park Station (Great Northern only 8 mins to Moorgate) being moments away. Highbury & Islington Station (Victoria Line and Overground) and the popular shops and restaurants on Upper Street are

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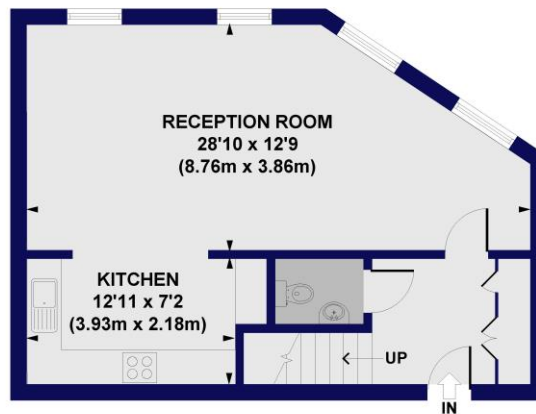


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Hornsey Road, N7
Approx. Gross Internal Floor Area 978 sq. ft / 90.85 sq. m



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 436 SQ FT

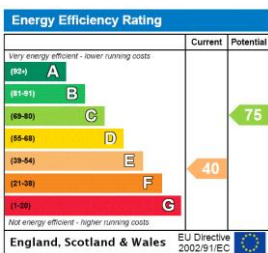


GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 542 SQ FT

All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or CP Creative. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans. This plan is for illustrative purposes only and should be used as such by any prospective purchasers.

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This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.



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