

**HOLLOWAY ROAD, N7  
OFFERS IN EXCESS  
£600,000 LEASEHOLD**

**A bright and spacious three bedroom, through reception room split-level flat, set on the first & second (top) floors of a building in N7.**





The property is located along Holloway Road, nearest tube stations being Holloway Road (Piccadilly line) and Caledonian Road (Piccadilly Line) and close to good local bus services and shops which are on its doorstep. Upper Street & Highbury Corner are served by bus services from Holloway Road. The Kings Cross area is a one stop along the Piccadilly line from Caledonian Road tube station, for its amenities including Kings Cross Underground/overground stations, Regents canal, Granary Square, Coal Drops Yard and all that the Kings Cross area encompasses

The flat, which is set above commercial premises, offers well proportioned living accommodation and comprises a through reception room and a separate kitchen on the first floor with three bedrooms & a windowed bathroom with a bath and separate shower on the second floor above.

Viewing is highly recommended.

**TENURE:**

**The owners solicitors have advised that the lease is 215 Years Lease from December 1984 - at a peppercorn Ground Rent.**

**SERVICE CHARGE:**

**The owners solicitors have advised that the lease provides that the tenant is required to pay 1/18<sup>th</sup> of the cost of lighting and repairing the accommodation road and common parts and maintenance and maintenance of services and structures used in common with other lessees and 1/18<sup>th</sup> of the costs of the managing agents in relation to management. In addition, the tenant is required to pay a proportion of the insurance for the building and common parts.**

Council Tax: London Borough of Islington - Council Tax Band: D (£1,710.24 for 2022/23).











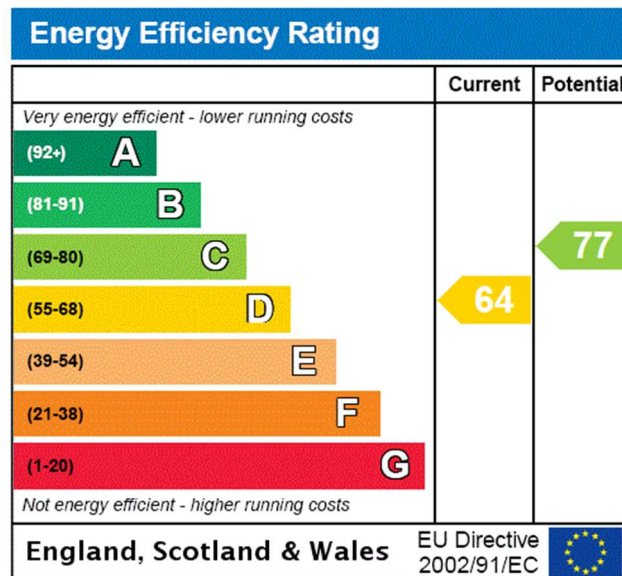


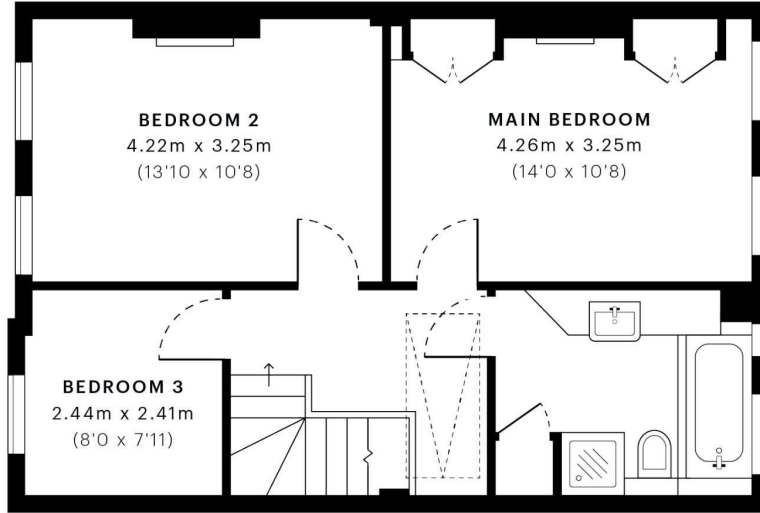




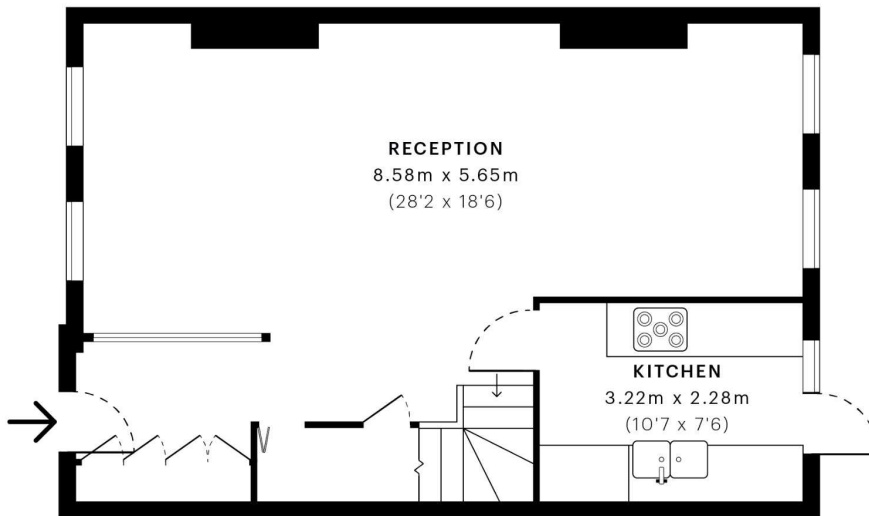
Whilst every attempt has been made in good faith to ensure the accuracy of these details, all data shown including the floorplan, are an interpretation for illustrative purposes only and should be used as a general outline for guidance only and is/are not to scale. Any areas, measurements or distances quoted are approximate and should not be relied upon to value a property or be the basis of any sale or let. Any intending purchaser should satisfy themselves by inspection, searches, enquires and full survey as to the correctness of each statement contained within these particulars and are not to be relied upon as a statement or representation of fact. No responsibility is taken for any error, omission, mis-statement or use of data shown. Please note the floor plan has been carried out by an independent company.

The agent has not tested any apparatus, equipment, fixtures & fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. These details may depict items that are not for sale or included in the sale of the property. Please note that we have not checked the situation with regards to planning consents, building regulation consents and any other relevant consent relating to this property, therefore any interested applicant should carry out their own enquiries with the appropriate parties and/or authorities. These particulars do not form part of any contract and all properties are offered subject to contract. Buyers are advised that we have not read the full terms and conditions of the lease and buyers are advised to request their solicitors' to approve the lease at an early stage of the transaction.







— Second Floor




— First Floor

 **GROSS INTERNAL AREA (GIA)**  
The footprint of the property  
98.05 sqm / 1055.40 sqft

 **NET INTERNAL AREA (NIA)**  
Excludes walls and external features  
Includes washrooms, restricted head height  
91.56 sqm / 985.54 sqft

 **EXTERNAL STRUCTURAL FEATURES**  
Balconies, terraces, verandas etc.  
0.00 sqm / 0.00 sqft

 **RESTRICTED HEAD HEIGHT**  
Limited use area under 1.5 m  
0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 94.87 sqm / 1021.17 sqft  
IPMS 3C RESIDENTIAL 92.56 sqm / 996.31 sqft

SPEC ID 62ac7c47f70cea0e36fe9097