

**ARTHUR ROAD N7  
OFFERS IN EXCESS OF  
£1,000,000 FREEHOLD**

**A three storey mid-terraced period property arranged  
over 3 floors and an attic space, in need of  
modernisation.**





The property is located on Arthur Road, nearest tube stations being Holloway Road (Piccadilly line) and Finsbury Park (both Piccadilly and Victoria lines & overground lines into Moorgate and Kings Cross) and close to local bus services and shops along the Holloway Road. Islington Upper Street & Highbury Corner are served by bus services from Holloway Road in one direction and Highgate in the other.

The property held a previous HMO licence which has now expired, is in need of updating and comprises, two rooms, and a kitchen/breakfast room on the ground floor, a bathroom, two shower cubicle area's and a separate w.c on the half landing, three rooms on the first floor, three rooms on the second floor and an attic space above. The property also has access to a rear garden.

**Parking:** We have been advised by the owner street parking with a permit

**Utilities:** The property is serviced by mains water, electricity, gas and sewage

**Broadband and Data Coverage** Ultrafast Broadband services are available via Openreach, G Network, Virgin Media. 5G data is also available in this area information via Ofcom.

**Construction Type:** We have been advised by the owner brick with tiled roof

**Heating:** Gas central heating

Council Tax: London Borough of Islington - Council Tax Band: F (£2,774.10 for 2024/25)













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.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>62</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



# Arthur Road, N7 6DR

Approx Gross Internal Area = 169.6 sq m / 1826 sq ft

Garden = 43.9 sq m / 473 sq ft

Total = 213.5 sq m / 2298 sq ft



Ref :

Copyright **BLEU PLAN**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan.

If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

Copyright @ BLEUPLAN