



Well presented two double bedroom, two bathroom flat

Highbury Gardens, 52 Holloway Road, London, N7

£685,000 Leasehold (240 years remaining)



Modern kitchen/reception • 2 bedrooms • 2 bathrooms •
Highbury & Islington moments away • Communal gardens •
Gated development • Lift • Balcony

Local Information

Highbury Gardens is a gated development located at the southern end of Holloway Road, a 0.1 m walk walk to Highbury & Islington Station (Victoria Line, Overground, British Rail) and the open space of Highbury Fields. The local amenities on Holloway Road (including Waitrose) and the multitude of bars, shops and restaurants on Upper Street are all within easy reach.

About this property

The apartment has lift access and is finished to a very high standard throughout. The reception has wonderful views over the Church grounds and very bright due to the westerly aspect. The modern kitchen to the rear is fully fitted and has a bright and stylish tiled surround. The master bedroom is at the rear of the building and benefits from an en suite shower and balcony which overlooks the internal communal gardens. There is a family bathroom with bath and the second bedroom is to the front. There is ample storage.

These images were taken in February 2020.

Tenure

Leasehold(240 years remaining)

Local Authority

Islington

Energy Performance

EPC Rating = B

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Islington Office.
Telephone: +44 (0) 207 226 1313.

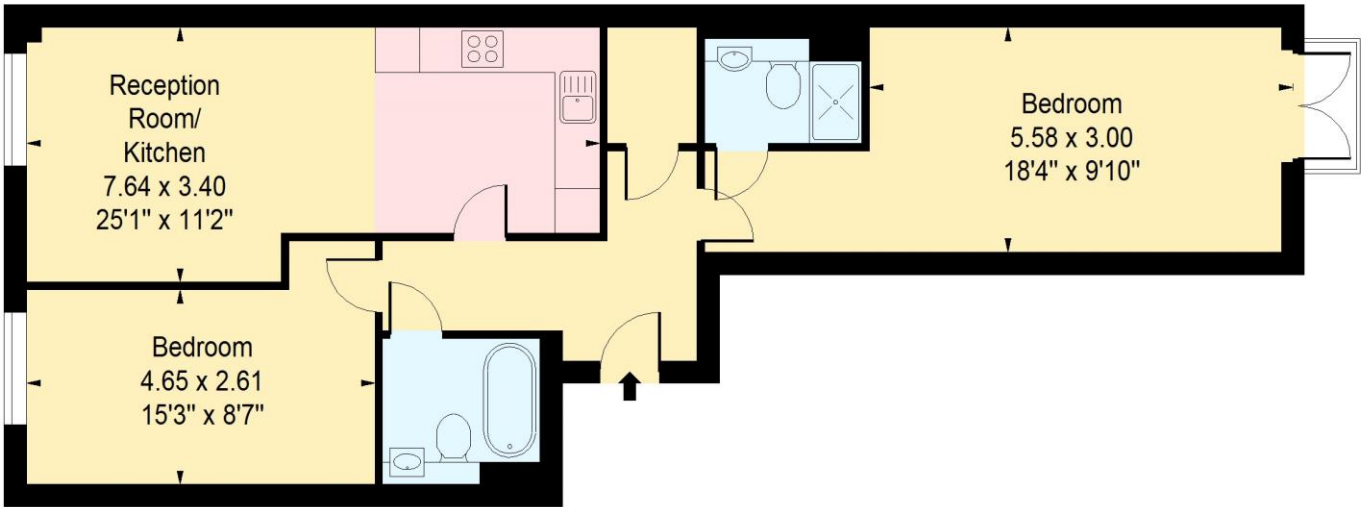




Highbury Gardens, 52 Holloway Road, London, N7
Gross Internal Area 804 sq ft, 74.7 m²
Outbuildings FILL IN
Cellar FILL IN
Garage FILL IN
Total FILL IN


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Holloway Road, N7
Approximate Gross Internal Area = 804 sq ft / 74.69 sqm



Fourth Floor

Measured in accordance with RICS guidelines.
This floor plan is for illustrative purposes only
and must not be relied upon as a statement of fact.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	81	81
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC 	

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