



Fantastic 3 bedroom, 2 bathroom apartment in this modern development.

Queensland Road, London, N7

£650,000 To be advised



- Reception • Kitchen • 3 double bedrooms • 2 bathroom s
- Balcony • 24 hour concierge • Communal gardens
- Residents fitness suites • Excellent transport links
- Chain free sale

Local Information

Highbury is a residential suburb in the London Borough of Islington. The area has traditionally had a very friendly, mixed demographic, from music producers to bankers, comedians and journalists to lawyers and politicians. There are several bus routes along Holloway Road towards Highbury and Islington Station and Upper Street which carry on towards the City and West End. Holloway Road station is approximately 350 meters walk, and is on the Piccadilly Line. It is two stops from Kings Cross, and within four stops to Holborn and six stops to Leicester Square. Arsenal station is approximately 900 meters walk and is on the Piccadilly Line which is three stops from Kings Cross, and within seven stops of Leicester Square and Holborn.

About this property

This modern apartment is set on the ninth floor of this fantastic development. The apartment has a bright open plan living room has large windows and a door leading to the balcony, the kitchen is sleek and modern complete with stylish white units and plenty of storage and work surfaces. The three double bedrooms are all great sizes and there are built-in wardrobes and an en suite bathroom in the master bedroom. There is also a further family bathroom and both bathrooms are smart, modern and in good condition. The development benefits from residents fitness suites, communal gardens and a 24 hr concierge. The apartment is offered chain free and with a Long leasehold.

Tenure

To be advised

Local Authority

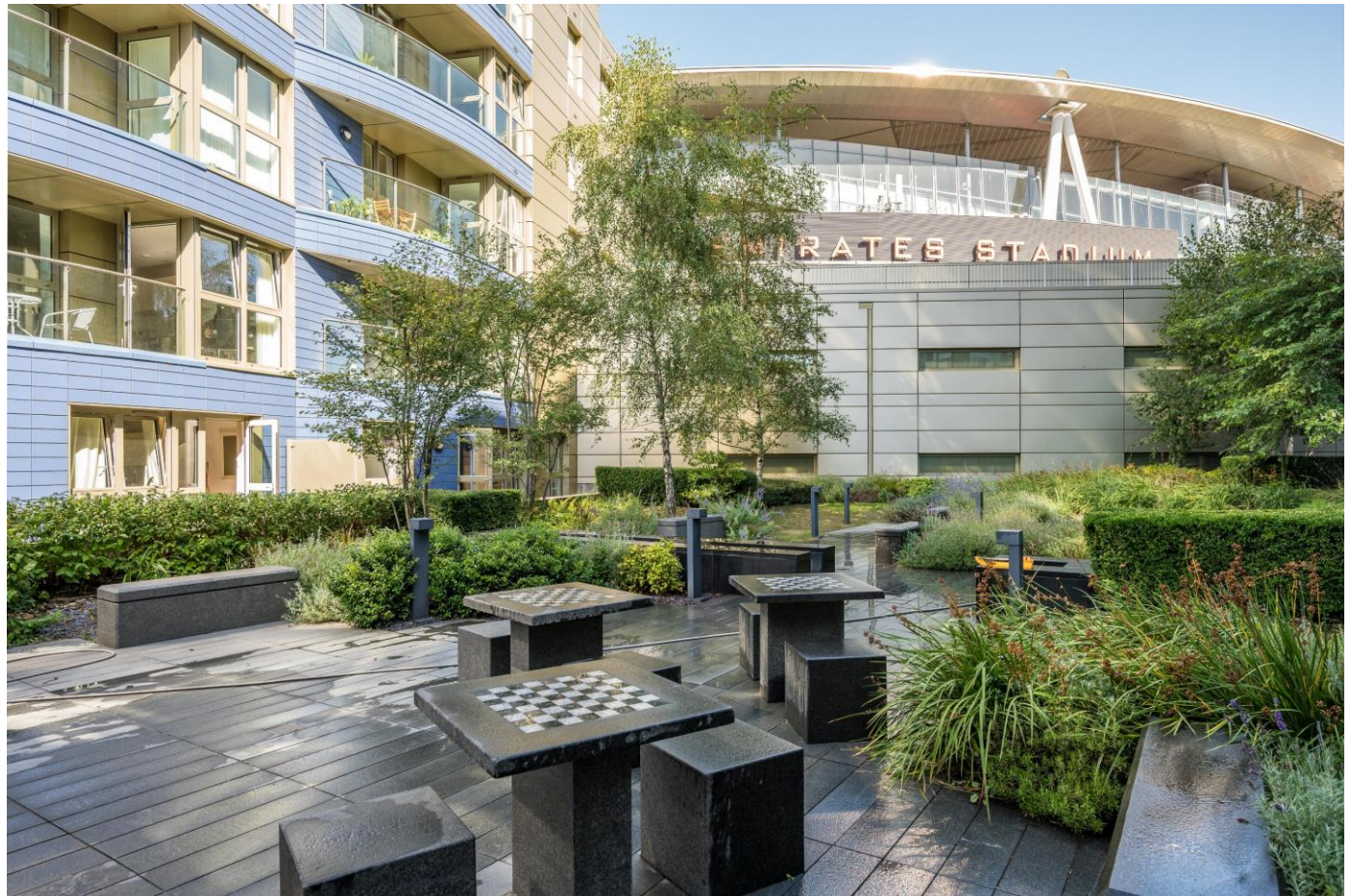
Islington

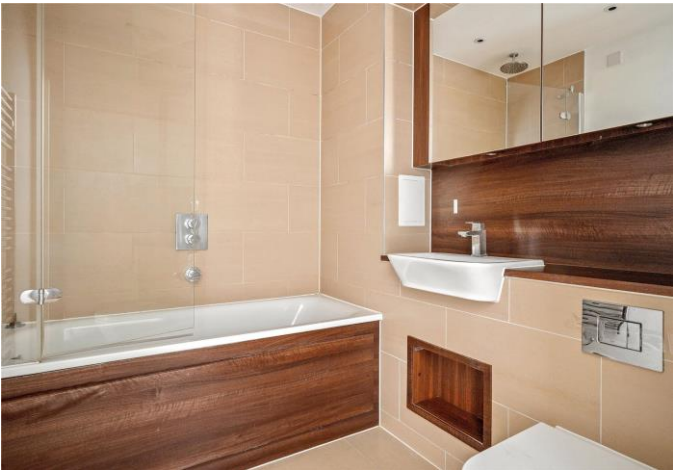
Energy Performance

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.

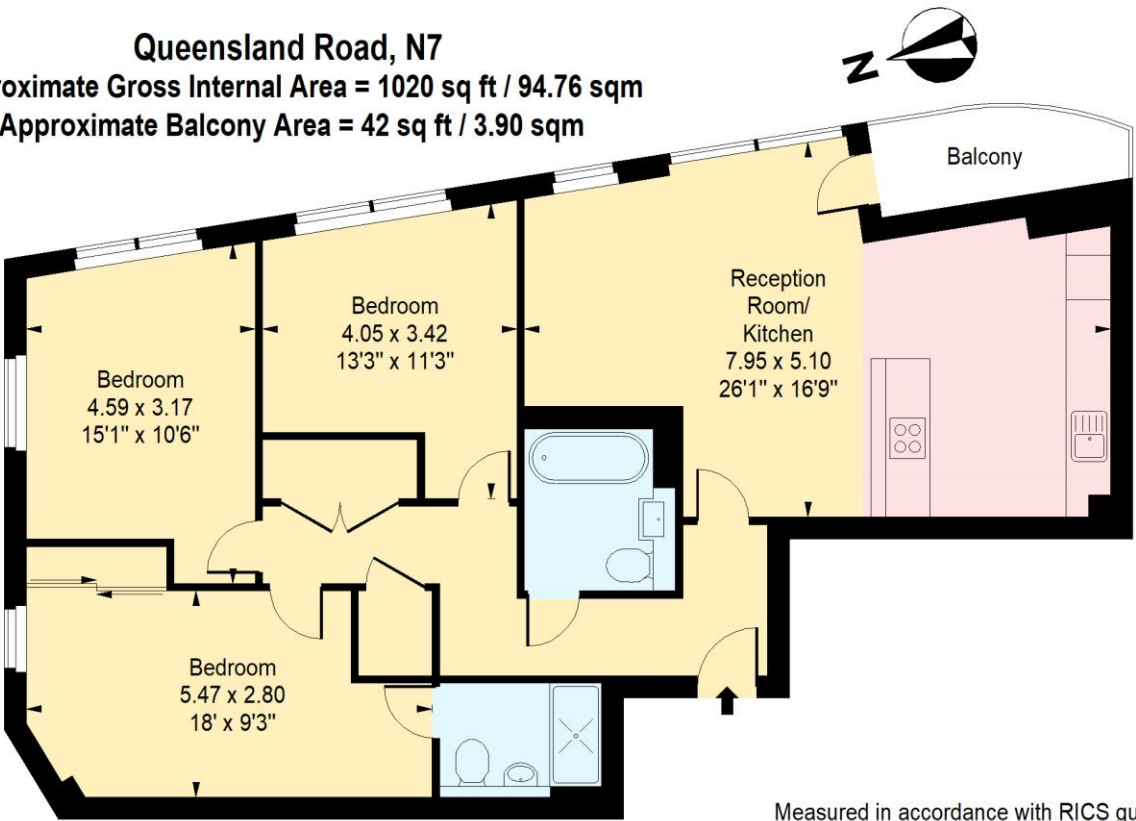




Queensland Road, London, N7
Gross Internal Area 1020 sq ft, 94.76 m²


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Queensland Road, N7
Approximate Gross Internal Area = 1020 sq ft / 94.76 sqm
Approximate Balcony Area = 42 sq ft / 3.90 sqm



Ninth 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	83	83
(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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