



Holloway Road, London N19 3NU

Guide Price **£425,000**

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ANDREW**

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asset

658 Holloway Road, London

A charming and well-presented two-bedroom flat situated on the first floor of a converted period property. Ideal for first-time buyers, this bright and inviting home benefits from double glazing throughout and features two well-proportioned bedrooms, a modern family bathroom, and an open-plan kitchen/reception area. The living space is enhanced by hardwood floors and a characterful period fireplace, leading out to a private, south-west facing roof terrace at the rear.

The property is offered **chain-free** and comes with a healthy unexpired lease of **105 years**. Well located, it is a short walk from **Whittington Park**, with **Upper Holloway Overground Station** and **Archway Underground Station** (Northern Line) reachable by foot.

Holloway Road is nearby, offering an excellent selection of local amenities including restaurants, cafés, bars, independent shops, a 24-hour gym, and the Odeon Luxe cinema. The area is also well-served by green spaces and offers superb transport connections into Central London and beyond.

Council Tax band: C

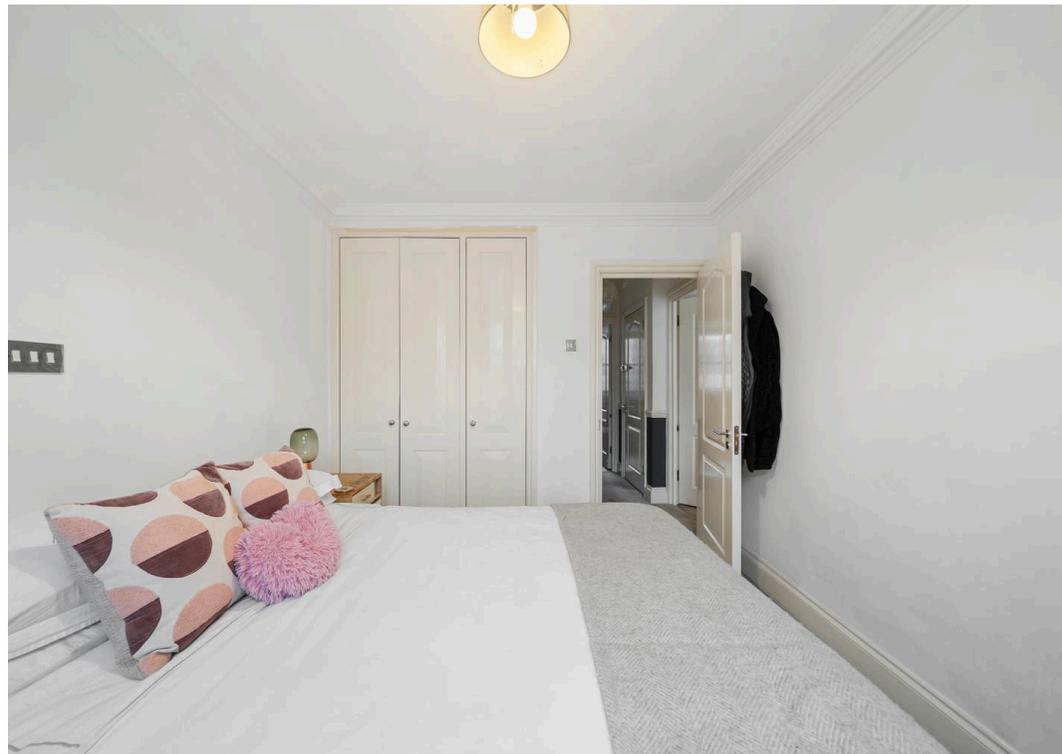
Tenure: Leasehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

- Two Bedrooms
- First Floor Flat
- Private South-West Facing Roof Terrace
- Open-Plan Kitchen and Lounge Area
- Modern Family Bathroom
- Offered Chain Free
- Excellent Transport Links



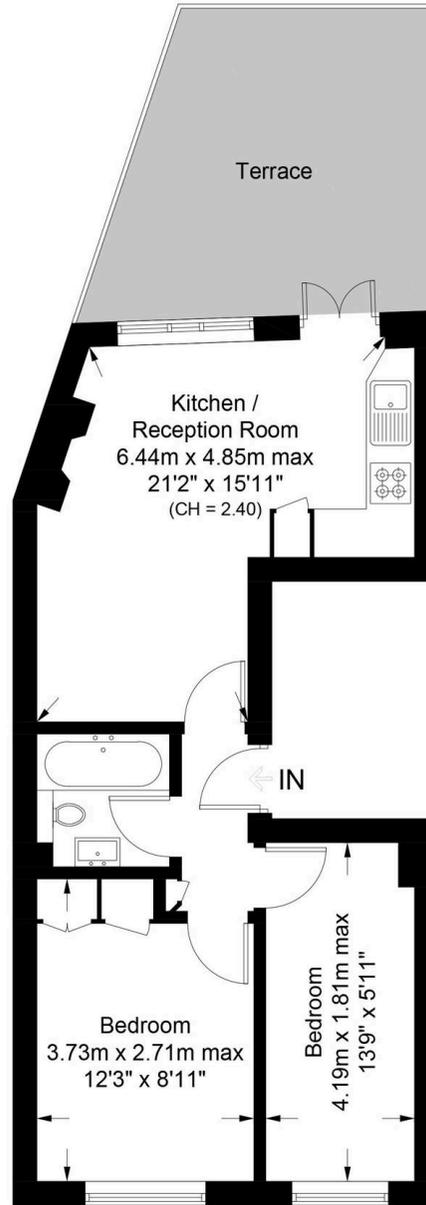




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Approximate Gross Internal Area = 443 sq ft / 41.2 sq m

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First Floor

scan to book a viewing



Certified Property Measurer

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1048631)



has been exercised in the of these particulars, out the property must not be as representations of r fact. Prospective applicants and rely upon their own id those of professional es. David Andrew Estates ability for any error contained in these particulars.

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