



Hornsey Road – N7 7AT
£2,250 pcm

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ANDREW** | your
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A well-presented one-bedroom apartment set within a highly impressive, sought after modern residential development located moments from Holloway Road Station and Highbury & Islington Station.

Spanning approximately 485 square feet (45 square metres), the property seamlessly blends comfort with style, featuring a spacious double bedroom and a bright open-plan reception area. The fully fitted modern kitchen is equipped with sleek cabinetry and integrated appliances, perfect for those who enjoy cooking and entertaining at home. Wooden flooring flows elegantly through the main living areas, complemented by plush carpeting in the bedroom to create a warm and welcoming atmosphere. Large double glazed windows ensure excellent natural light throughout the day, enhancing the sense of space and tranquillity within the flat.

Situated in a vibrant and well-connected neighbourhood, residents benefit from close proximity to a wide range of local amenities, including independent cafes, supermarkets, and boutique shops. Excellent transport links are available, with both Holloway Road and Highbury & Islington stations within easy walking distance, providing swift access to the City, West End, and beyond. Available from the 1st of September and offered furnished.

Council Tax band: D

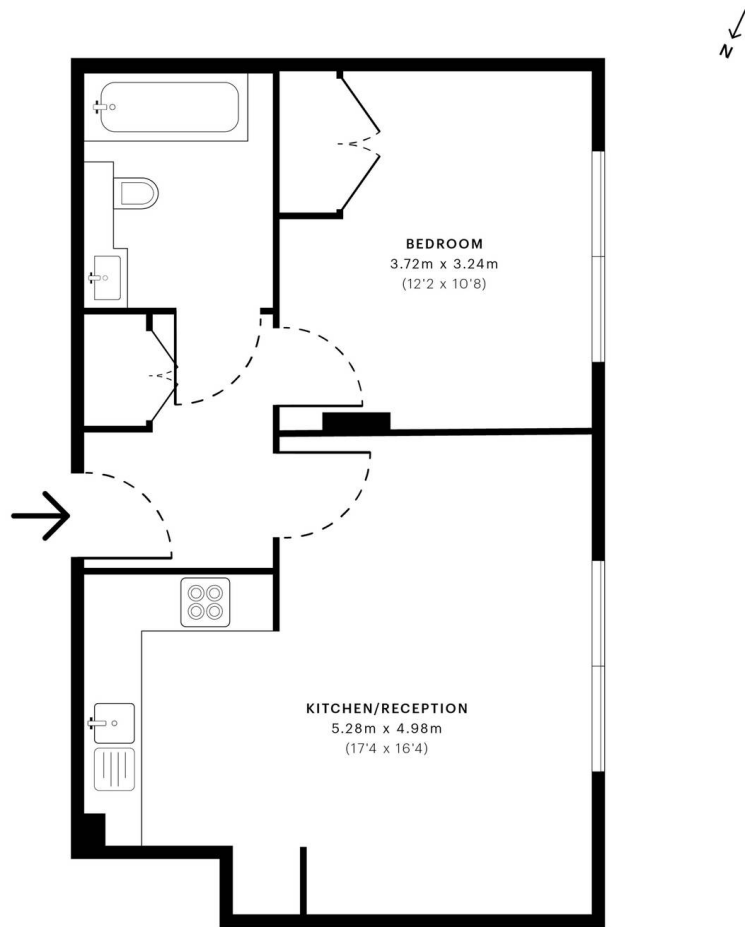
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

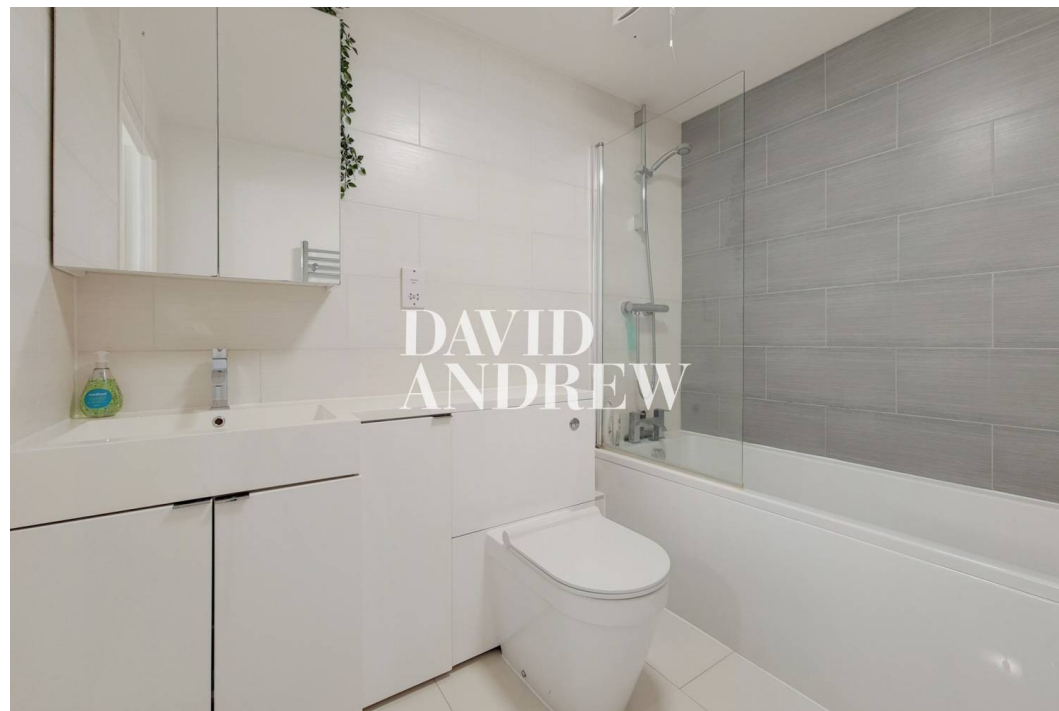
- One Double Bedroom
- Comprising 485 sq ft /45 sq mt
- Fully Redecorated to a High Standard
- Fully Fitted Modern Kitchen
- Wooden Flooring and Carpets Throughout
- Good Natural Light
- Double Glazed Windows
- Walking Distance to Holloway Road and Highbury&Islington Stations
- Offered Furnished
- Available 1st of September







— Ground Floor



GROSS INTERNAL AREA (GIA)
The footprint of the property
45.09 sqm / 485.34 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes swimming, covered/roofed height
43.74 sqm / 470.81 sqft

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

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



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plans 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.

IP416 3B RESIDENTIAL 46.00 sqm / 495.94 sqft
IP416 3C RESIDENTIAL 44.72 sqm / 481.38 sqft

SPEC ID 5635673ad8b2d5d0d84385903

scan to book
a viewing

