



# Queensland Road, Holloway Road, N7

Asking Price: £625,000

 Benham  
& Reeves

# Queensland Road, Holloway Road, N7

 2 Bedroom (s)  1 Bathroom (s)  Leasehold

An immaculately presented apartment with private balcony and secure underground parking situated on the sixth floor of this stylish modern development located moments from the iconic Emirates Stadium

The accommodation includes an impressive 18' reception room with a contemporary open plan kitchen and direct access to the private balcony offering far reaching views. There are two generously proportioned double bedrooms complemented by a large en suite Jack and Jill bathroom and a spacious entrance hall with storage cupboard.

Further benefits include large double-glazed windows throughout, underfloor heating, concierge service and residents on site fitness suite.

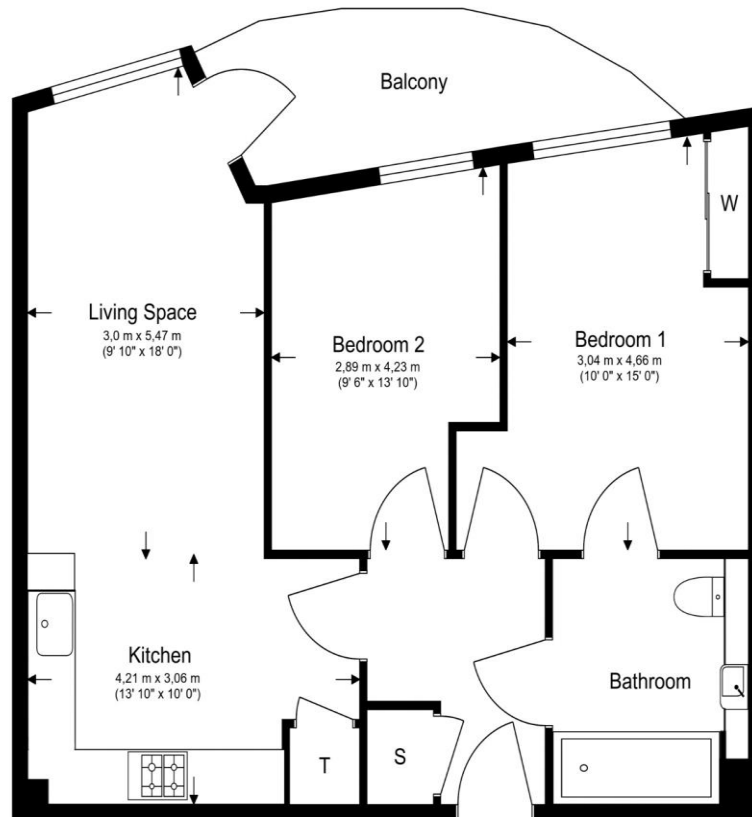
Queensland Road is perfectly placed for easy access to the eclectic mix of independent retailers and high street brands found along Holloway Road and Upper Street. The wide open spaces of Finsbury Park and Highbury Fields are within easy reach, as are excellent transport links including Drayton Park overground station, Holloway Road underground station (Piccadilly Line) and Highbury & Islington station (Victoria Line) providing a quick link to Kings Cross & St Pancras International station.

- 2 Bedrooms
- 1 Bathrooms
- Balcony
- Concierge
- Lift
- Fitness Studio
- Convenient Location
- Allocated Parking Space
- 722 Square Feet (Approximately)





## 6th Floor Total Gross Internal Area 66.0 Sq/m - 710 Sq/ft



Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	<b>82</b>	<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

## Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

Asking Price:	£625,000
Tenure:	Leasehold Expires 23/06/3012 Approximately 988 Years Remaining
Ground Rent:	£600.00 (per annum) For the year of 2024
Service Charge:	£3,470.00 (per annum) For the year of 2024

## Viewings:

All viewings are by appointment only through our Dartmouth Park Office.

Our reference: HKG240001

T: 0207 319 9660

E: [dartmouthpark.sales@benhams.com](mailto:dartmouthpark.sales@benhams.com)

W: [www.benhams.com](http://www.benhams.com)

Disclaimer: These particulars are for guidance purposes only and do not form part of an offer or contract. Whilst care has been taken in their preparation, Benham and Reeves or the vendor shall not be held responsible for any inaccuracies. You should not rely on statements by Benham and Reeves Ltd in the particulars or by word of mouth or in writing as being factually accurate about the property, its condition or its value. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only. The photographs appearing in these particulars show only certain parts of the property at the time when the photographs were taken. It should not be assumed that the property has all or any of the necessary planning permission, building regulation consent approval or other required consents for its previous, present or future intended usage. Any intending purchasers must satisfy themselves by inspection or by taking appropriate professional advice. Benham and Reeves Ltd has not rested any of the equipment, fittings or facilities.

London | Canary Wharf | City | Colindale | Dartmouth Park | Ealing | Fulham | Hampstead  
Hammersmith | Highgate | Hyde Park | Kensington | Kew | Knightsbridge | Nine Elms  
Surrey Quays | Shoreditch | Wembley | Wapping | White City | Woolwich

International | China | Hong Kong | India | Israel | Malaysia | Middle East | Pakistan  
Singapore | South Africa | Turkey

