

**Drivers
& Norris**

EST. 1852



Parkhurst Road, Islington, London, N7

**Offers in excess of:
£475,000**

Parkhurst Road, Islington, London, N7

Located in one of Islington's fastest changing areas moments from a number of green parkland areas and less than 15 minutes' walk of three separate Underground Stations, is this modern Two Double Bedroom Maisonette set within a quiet purpose built development with large gated communal garden area.

Having benefitted from modernisation works, this naturally bright property set on the second and third floors of a secure purpose built development affords its owners with flexible living accommodation of CIRCA 860 SQ.FT. The second floor comprises of a spacious reception room flooded with light through two over-sized sash style windows and fitted eat-in-kitchen with some integrated appliances.

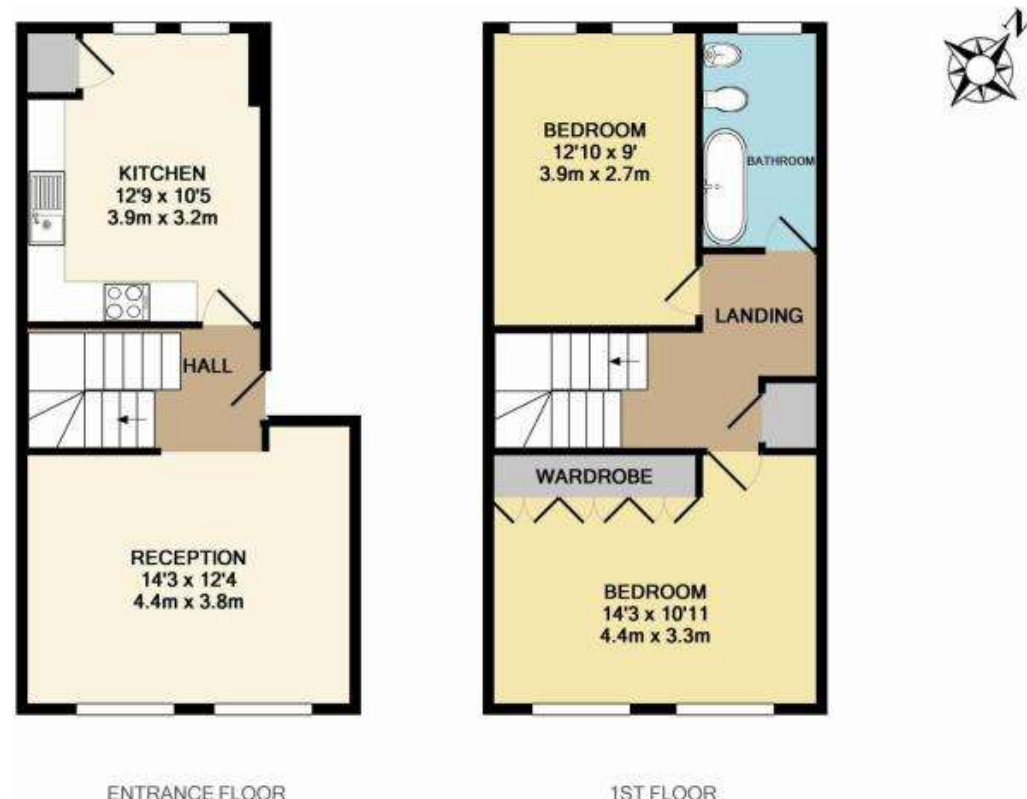
To the third floor, there is two very well proportioned double bedrooms with built in wardrobes to the main bedroom, fully tiled bathroom and shower attachment. This wonderful property further benefits from gas central heating and built in storage cupboards.

To the rear of the development residents have access to well-kept communal gardens and courtyard where there is seating and mature flowerbeds.

Barnersbury House is close to a variety of local shops, restaurants, cafés and fresh food markets stretching along Holloway Road and Tufnell Park. Hampstead Heath, Upper Street, Finsbury Park and Crouch End can be easily reached via a short bus journey from one of the many routes adjacent to the property.

Transport links close by include Caledonian Road Underground Station (Piccadilly Line) which is just 0.7m, Holloway Road Underground Station (Piccadilly Line) 0.7m, Tufnell Park Underground Station (Northern Line) 0.8m and Kings Cross Station just 34 minutes' walk. (Google).

- Spacious Two Double Bedroom Maisonette
- Secure Purpose Built Block
- Eat-In-Kitchen
- Fully Tiled Bathroom Suite
- Approximately 860sqft of Internal Living Space
- Gated Residents Only Communal Gardens
- Moments From Transport Links



BARNERSBURY HOUSE LONDON N7 0NR
TOTAL APPROX. FLOOR AREA 860 SQ.FT. (79.9 SQ.M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		69
(55-68) D		
(39-54) E	38	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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Disclaimer

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