



## HOLLOWAY ROAD, ISLINGTON, N7

£2,900

Goldman Greg are delighted to present this bright and spacious two bedroom two bathroom apartment, set on the ground floor of a modern development in Holloway.

The property comprises an open plan reception area, fully integrated kitchen, private patio, two sleek bathrooms and two generously sized double bedrooms, with ample storage.

This is perfectly situated on Holloway Road, within walking distance to Caledonian Road, Highbury & Islington and Drayton Park Stations, benefitting from excellent transport links.



Goldman Greg

# Holloway Road, N7 8DD

Approx Gross Internal Area = 69.6 sq m / 749 sq ft



Ground Floor

Ref :

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The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>81</b>	<b>81</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 &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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