



Holly Park Estate, N4 4BE

Asking Price Of £385,000

Holly Park

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Leasehold

Situated, in the quiet residential road of Holly Park is a spacious two double bedroom, split level maisonette with a low maintenance patio front garden. The property compromises a large reception/dinning area, a separate kitchen and a useful downstairs W/C. Upstairs, you will find two double bedrooms and a family bathroom. The property is perfectly positioned close to Crouch Hill stations and moments away from Crouch End, all the local amenities on Stroud Green Road and Finsbury Park station. The new owner will have the benefit of updating the property to their own taste.

- Long lease
- Offered chain free
- 641 SQ FT / 59.5 SQM
- Plenty of local amenities
- Patio garden
- Useful storage space
- Large windows
- Great transport links

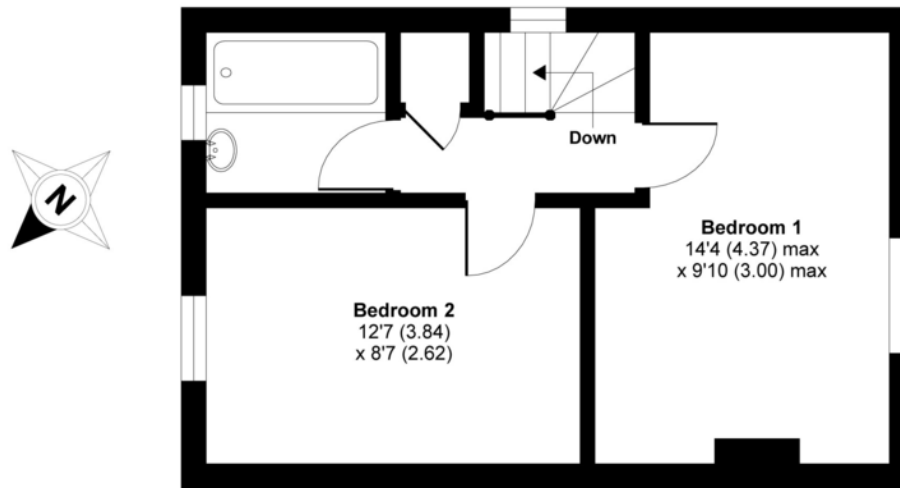




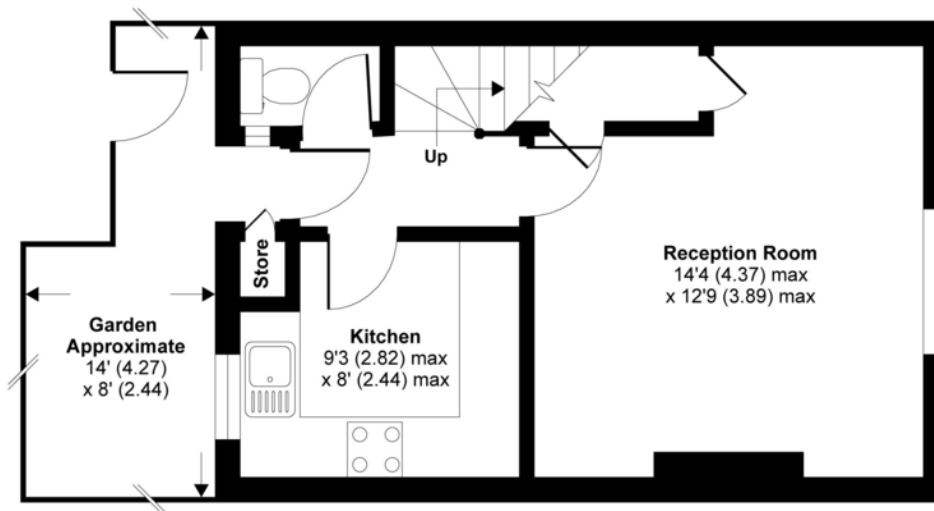
Holly Park Estate, London, N4

APPROX. GROSS INTERNAL FLOOR AREA 641 SQ FT 59.5 SQ METRES (EXCLUDES STORE)

DAVID ANDREW | your most valuable asset



FIRST FLOOR



GROUND FLOOR

Archway Office

671 Holloway Road
London, N19 5SE

T (0)20 7619 3750

Highbury Office

90 Highbury Park
London N5 2XE

T (0)20 7354 9111

Stroud Green Office

167 Stroud Green Road
London N4 3PZ

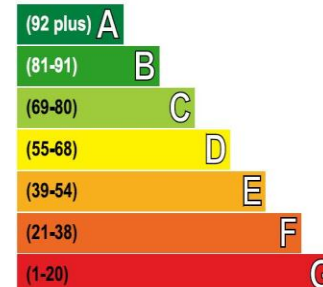
T (0)20 7281 2000

General Contact

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Very energy efficient - lower running costs



Not energy efficient - higher running costs

Current	Potential
72	75

Agent's Note:

Whilst Care has been exercised in the preparation of these sales particulars, statements about the property must not be relied upon as representations of statements or fact. Prospective purchasers must make and rely upon their own enquiries and those of professional representatives. The company accept not liability for any error contained in these particulars.



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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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