



Holloway Road, London, N7 6LJ

Cow & Co
LONDON



GUIDE PRICE OF £450,000-£550,000. Positioned on the top floor of this attractive former sewing machine warehouse is this beautifully presented one double bedroom apartment with a private decked terrace. The building was converted in 2009 and is set back from Holloway Road within a secure gated development.

The open plan kitchen/lounge is an excellent room for entertaining. The property features large floor to ceiling windows filling the room with an abundance of natural light and access out on to a large private decked terrace with incredible views. The kitchen area features gloss white units and black marble worktops.

Ideally located Steepleview Apartments is within a short walking distance to Holloway road (Piccadilly line) or Upper Holloway over ground. Highbury and Islington station (Victoria Mainline and Overground services - 1 mile approx) is also easily accessible and is one stop to King's Cross/St. Pancras International for high speed services to Europe. Holloway Road provides excellent bus connections and an array of amenities including a large Waitrose and an Odeon Luxe cinema. There is also a good mix of grocery, takeaway, hardware, bike and vintage clothes shops here and a great sense of community.

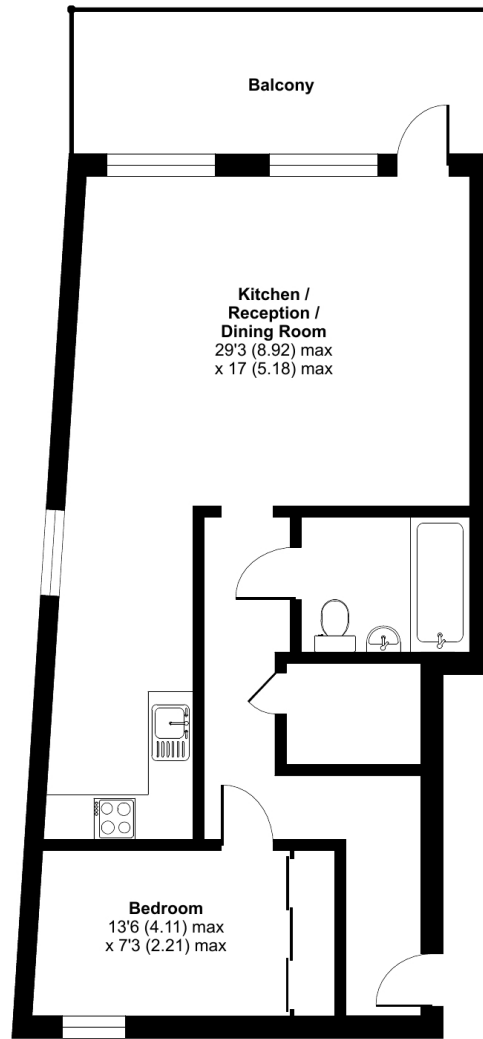


- Top floor flat located in beautiful former warehouse
- One bedroom flat
- Private roof terrace
- Off street parking
- Wood flooring throughout
- Open plan living space
- Close to a wealth of amenities and transport links
- Exceptionally well presented
- Modern kitchen

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Approximate Area = 647 sq ft / 60.1 sq m

For identification only - Not to scale



THIRD FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2022. Produced for Cow & Co Properties Ltd. REF: 865925

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 to 100) A		
(81 to 91) B		
(69 to 80) C		
(55 to 68) D		
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		
Not energy efficient - higher running costs		
England, Wales & N.Ireland		EU Directive 2002/91/EC

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Agents note: All measurements are approximate and whilst every attempt has been made to ensure accuracy they are for general guidance only and must not be relied on. The fixture and fittings referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.

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