



Flat 21-34 Queensland Road, N7

A spacious (739sqft) two double bedroom, third floor apartment nestled in The Emirates stadium development on Queensland Road, (No though Road). The buildings contemporary architecture affords scale, with open plan reception, dining room and kitchenette. This principal reception room has triple double-glazed windows ensuring a light and airy feel, ideal for entertaining. The kitchenette is fitted with integrated appliances, including four-plate induction hob with extractor hood, oven, fridge, freezer, sink with drainer, dishwasher and washing machine, in addition to plenty of wall and base-unit cabinet storage. There is an additional utility / airing cupboard on the hall landing.

The principal double bedroom is west facing receiving the afternoon sun. The room fitted with double wardrobes and has space for side tables, chest of draws and further furnishings etc. Adjacent to this bedroom is a generous family bathroom with rainforest and hose shower heads, large central mirror, sink and WC. A second double bedroom provides flexibility to accommodate family, guests, flatmates and/or it could be used as a study.

To the rear of the building is a secure communal bicycle store, courtyard garden containing play area, in addition to a secondary communal roof terrace with elevated views out toward the stadium and immediate London roof scape.

Holloway Road & Arsenal Underground Stations (Piccadilly Line) are within striking distance,

as is Highbury and Islington (Victoria Line), and also Drayton Park (National Rail Network), affording direct route to Moorgate (journey time circa 15minutes). The Emirates Stadium, home of Arsenal Football Club, Highbury Fields are nearby and the latter affords 29 acres of open parkland with a good selection of local cafes, restaurants, shops and local amenities in the surrounding area. There are good schools locally including; Drayton Park Primary School Ofsted Good (0.1miles), St Mary Magdalene Ofsted Outstanding (0.4 miles), and Highbury Fields School Ofsted Outstanding (0.2 miles).

Terms

Tenure: Leasehold Interest (88.5 Years Unexpired / Termination 2112). The lease can be extended at additional cost, by separate negotiation.

Service Charge: £3,180pa 2023/24, Reviewed Annually. The service charge includes a contribution to the heating cost via the efficient district central heating system and also water, buildings insurance, lift maintenance, communal cleaning, grounds maintenance, concierge and security. (In short, low efficient utility costs.)

Ground Rent: £150 (reviewed 2040)

Council Tax: Band E

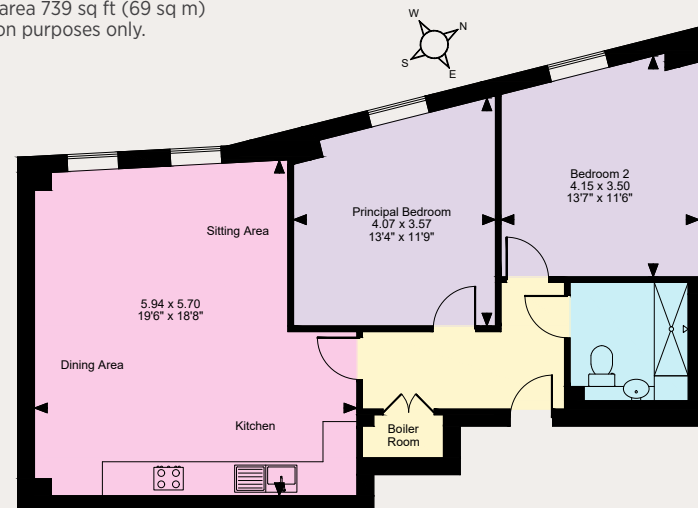
EPC: Band B

Broadband: Fibre Optic upto 1GB / WIFI Fast
Utilities: (Electric central heating, mains water, electricity, and drainage), communal garden use.

On street parking: Permits are available from the local authority at additional cost

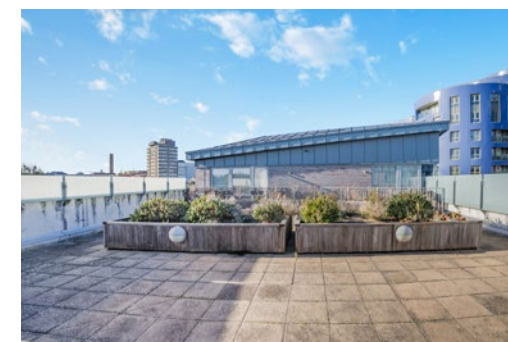
Guide Price: £500,000

Floorplans
House internal area 739 sq ft (69 sq m)
For identification purposes only.



Third Floor

The position & size of doors, windows, appliances and other features are approximate only.
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