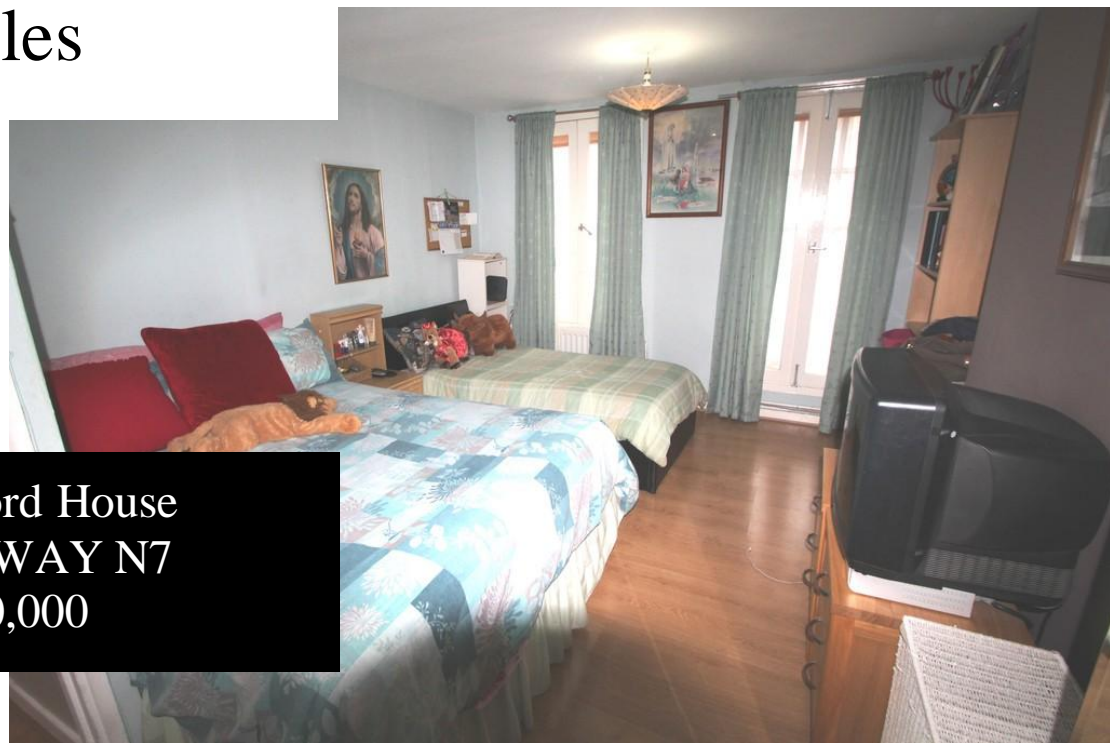
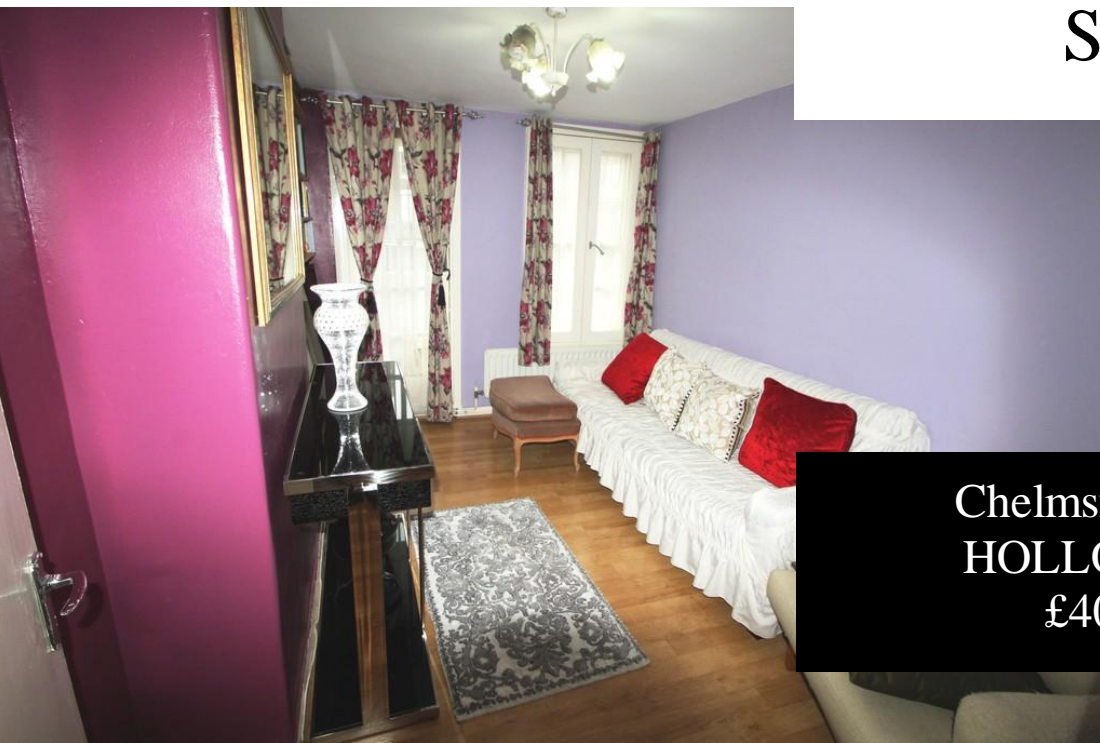




DRIVERS & NORRIS
Sales



Chelmsford House
HOLLOWAY N7
£400,000

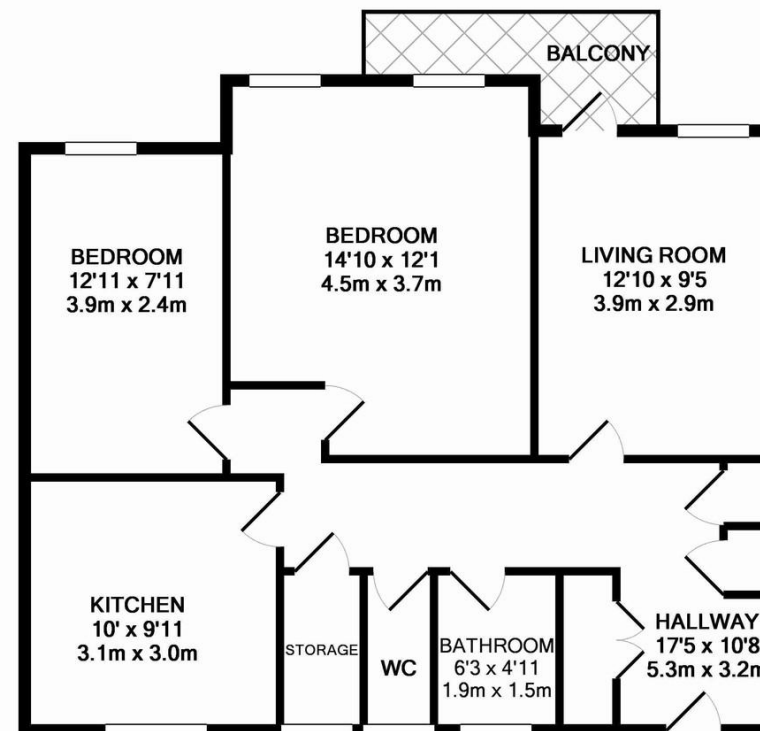
A delightful two bed flat on the 1st floor of a popular block. The property comprises comfortable reception, separate fitted kitchen, two double bedroom, bathroom, and separate WC, the flat benefits from gas central heating, double glazing, and enjoys wood floors throughout. The property would make a great rental investment or first time buy.

- 2 double bedroom
- Popular block
- Gas central heating
- Double glazing
- Wood floors throughout
- Close transportation links

Lease: 97 Years remaining

Service charge: £94.72 per month

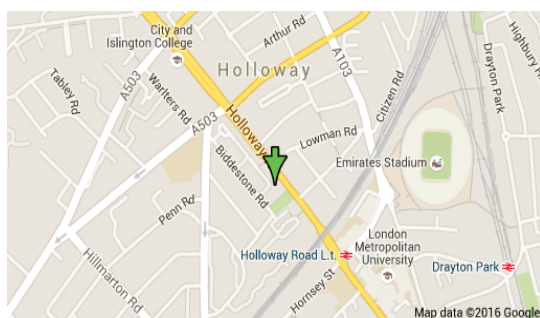
Ground Rent: £10pa



TOTAL APPROX. FLOOR AREA 710 SQ.FT. (65.9 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 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 61 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |

TO THE BEST OF DRIVERS & NORRIS KNOWLEDGE THESE DETAILS HAVE BEEN PREPARED IN COMPLIANCE WITH THE PROPERTY MISDESCRIPTIONS ACT, SUBJECT PARTICULARLY TO THE FOLLOWING:-ALL SIZES ARE APPROXIMATE AND MEASURED TO THE NEAREST 3 INCHES AS STANDARD. METRIC EQUIVALENTS ARE ROUNDED TO THE NEAREST 0.05M ON THE ABOVE BASIS.

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THE SELLER DOES NOT INCLUDE IN THE SALE ANY FITTED CARPETS, CURTAINS OR BLINDS. NOR ARE ANY GAS OR ELECTRICAL APPLIANCES INCLUDED, HOWEVER CONNECTED, OR ANY OTHER FIXTURES UNLESS EXPRESSLY MENTIONED IN THESE PARTICULARS AS FORMING PART OF THE SALE.