



DRIVERS & NORRIS
Sales



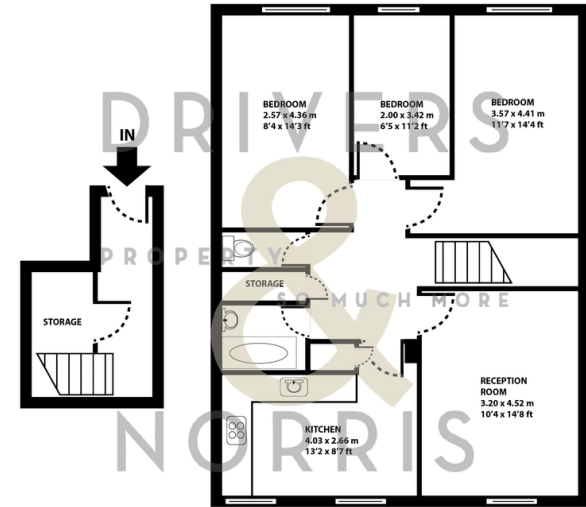
Homsey Road
LONDON N7 7NJ
£399,950

Situated moments from Gillespie Park Nature Reserve and within short walking distance to Holloway Road and Arsenal Underground Stations is this well proportioned three bedroom apartment in need of full refurbishment.

Set on the second and third floor of a secure purpose built block this naturally bright apartment offers flexible accommodation of approximately 861 Square Ft, comprising reception room, eat-in-kitchen, two double bedrooms, sizeable third bedroom, family bathroom and separate W.C. Additional features include gas central heating, double glazed windows and large built in storage cupboards.

Swainson House is perfectly placed for a vast range of amenities situated along Holloway Road and Highbury Barn including Supermarkets, cafes, eateries and bars. The Piccadilly Line is easily accessed at Holloway Road and Arsenal Underground stations with Finsbury Park Underground Station (Victorian Line) also within walking distance.

INSERT MAP



TOTAL: 80 sqm | 861 sqft
 ALL MEASUREMENTS ARE APPROXIMATE AND ARE FOR DISPLAY PURPOSES ONLY **NOT TO SCALE**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81 - 91)	B		
(69 - 80)	C	71	74
(55 - 68)	D		

TO THE BEST OF DRIVER S & NORRIS KNOWLEDGE THESE DETAILS HAVE BEEN PREPARED IN COMPLIANCE WITH THE PROPERTY MISEDSCRIPTIONS 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. MEASUREMENTS ARE GIVEN FOR GUIDANCE ONLY. ROOM SIZES CAN BE IRREGULAR AND VARY DUE TO DESIGN AND DISTORTION - PARTICULARLY IN OLDER PROPERTIES. ACCOMODATION IS DESCRIBED AS CURRENTLY USED. NO WARRANTY IS GIVEN THAT ANY NECESSARY CONSENTS, PLANNING OR OTHERWISE, HAVE BEEN OBTAINED. THE AGENTS HAVE NOT TESTED ANY APPARATUS, EQUIPMENT, FIXTURE FITTINGS OR SERVICES, AND CANNOT VERIFY THEY ARE IN WORKING ORDER, OR FIT FOR THEIR PURPOSE. NEITHER HAVE THE AGENTS CHECKED THE LEGAL DOCUMENTS TO VERIFY THE FREEHOLD/LEASEHOLD TITLE. THE BUYER IS **ADVISED TO OBTAIN VERIFICATION FROM THEIR SOLICITORS OR SURVEYOR.** 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 EXPR ESSLY MENTIONED IN THESE PARTICULARS AS FORMING PART OF THE SALE.