



DRIVERS & NORRIS  
PROPERTY & SO MUCH MORE

1 Bedroom 2nd Floor Flat  
£325,000

Cairns House, Holloway Road, London, N7

## Key Features:

- 1 Bedroom Flat
- Chain Free
- In Need of Modernisation
- Separate Kitchen
- Double Glazed
- Ideal First Time Buy
- Great for Renting Out
- Minutes walk to Piccadilly Line

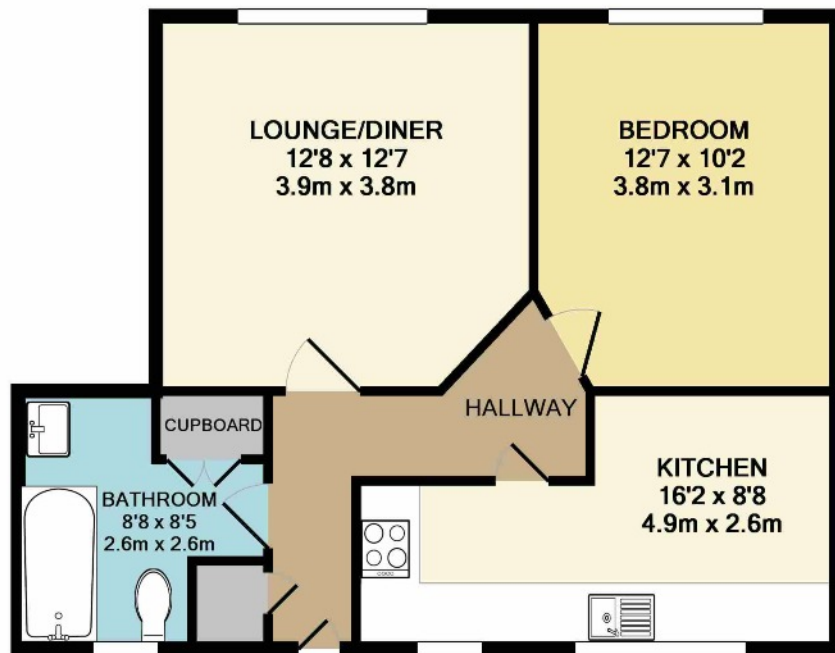
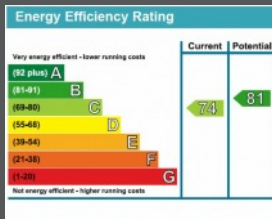
## Information

Tenure: Leasehold. 125 years from 25 December 1985

Council Tax: Band C (£1,200.96 p.a.)

Service Charge: £1085.99 - 2017/2018

Ground Rent: £10 per annum

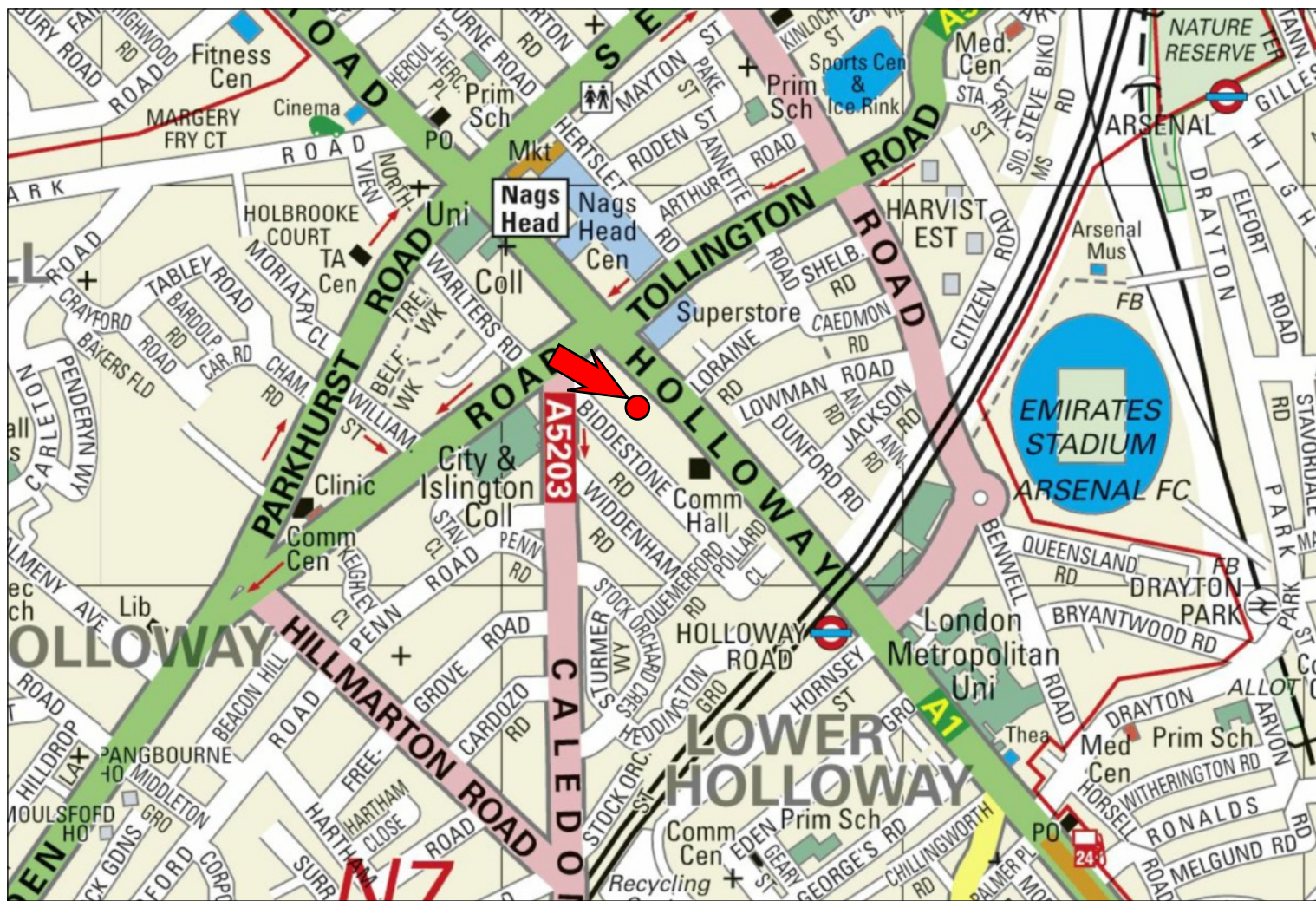


TOTAL APPROX. FLOOR AREA 526 SQ.FT. (48.9 SQ.M.)

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

Made with Metropix ©2018









**DRIVERS & NORRIS**  
PROPERTY & SO MUCH MORE  
Est 1852

**0207 607 5001**  
[drivers.co.uk](http://drivers.co.uk)



TO THE BEST OF DRIVERS & NORRIS KNOWLEDGE THESE DETAILS HAVE BEEN PREPARED IN COMPLIANCE WITH THE CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS (CPR) 2008 & THE BUSINESS PROTECTION FROM MISLEADING MARKETS REGULATIONS (BPR), 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. ACCOMMODATION 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 EXPRESSLY MENTIONED IN THESE PARTICULARS AS FORMING PART OF THE SALE.