



DRIVERS & NORRIS  
PROPERTY & SO MUCH MORE

Two Bedroom Maisonette

£475,000

Trefil Walk, London, N7 0SX

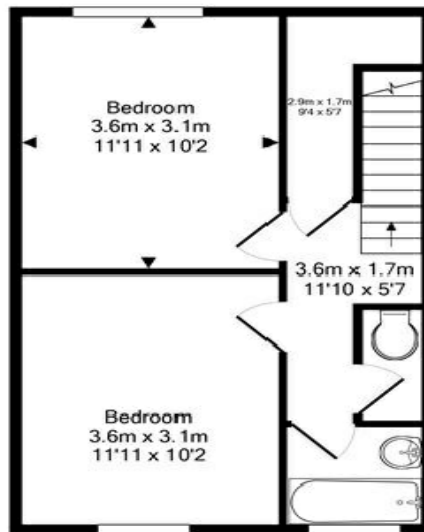
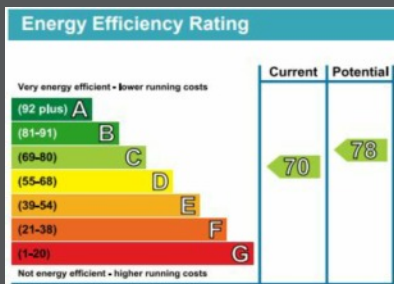
## Key Features:

- Spacious Two Double Bedroom Maisonette
- Secure Purpose Built Block
- Private South Facing Terrace
- Separate Kitchen & Dining Room
- Recently Redecorated
- Wood Flooring
- Fully Tiled Bathroom
- Moments From Underground Station Zone 2

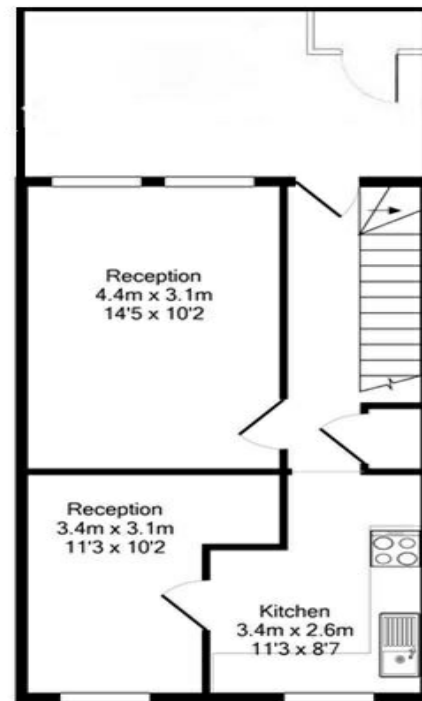
## Information

Tenure: Leasehold -

Council Tax: Band - D



APPROX. FLOOR  
AREA 37.6 SQ.M.  
(404 SQ.FT.)



APPROX. FLOOR  
AREA 37.6 SQ.M.  
(404 SQ.FT.)

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



Located in one of Islington's fastest changing areas moments from a number of green parkland areas and moments from the Piccadilly Line is this modern Two Double Bedroom Maisonette set within a quiet purpose built development.

Having benefitted from recent renovation works, this naturally bright property set on the first and second floor affords its owners with flexible living accommodation of CIRCA 810 SQ.FT. The first floor comprises of a spacious reception room flooded with light through two over-sized windows, fitted kitchen with some integrated appliances and addition of dinning room that could be used as a third bedroom.

To the second floor there are two very well proportioned double bedrooms, fully tiled bathroom with shower attachment and separate W.C. This wonderful property further benefits from wood flooring throughout, gas central heating, double glazed windows and a number of built in storage cupboards. The private south facing terrace provides excellent entertaining space with ample space for table and chairs.

Residents of Trefil Walk benefit from being local to some of North London's most vibrant areas with easy access to a number of amenities including eateries, independent coffee shops, supermarkets and fresh food markets. Upper Street can be easily reached offering further boutiques, restaurants and entertainment facilities including a Theatre and cinema. Holloway Road is the closest Underground Station giving access to the Piccadilly Line. Further transport links within walking distance include Caledonian Road Underground Station (Piccadilly Line), Upper Holloway and Caledonian Road & Barnsbury Overground lines and Finsbury Park Station (Victoria Line).







# 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.