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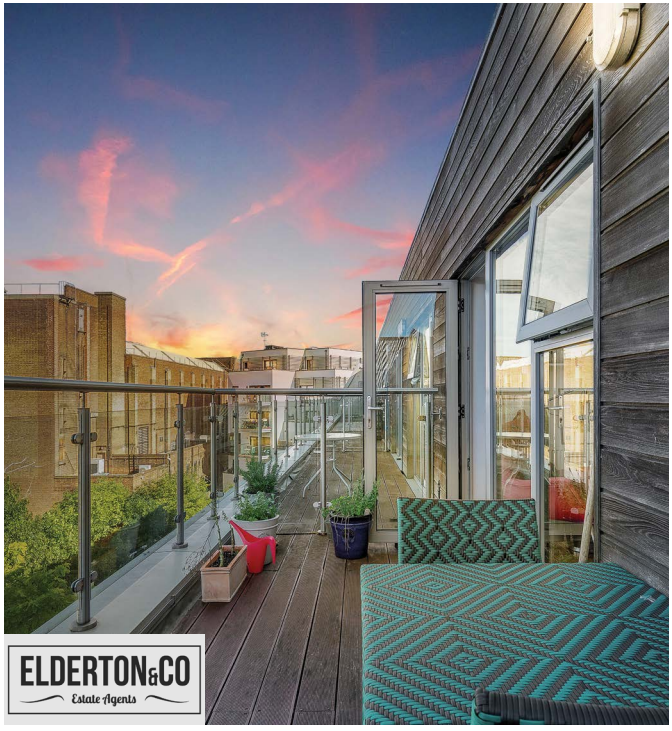

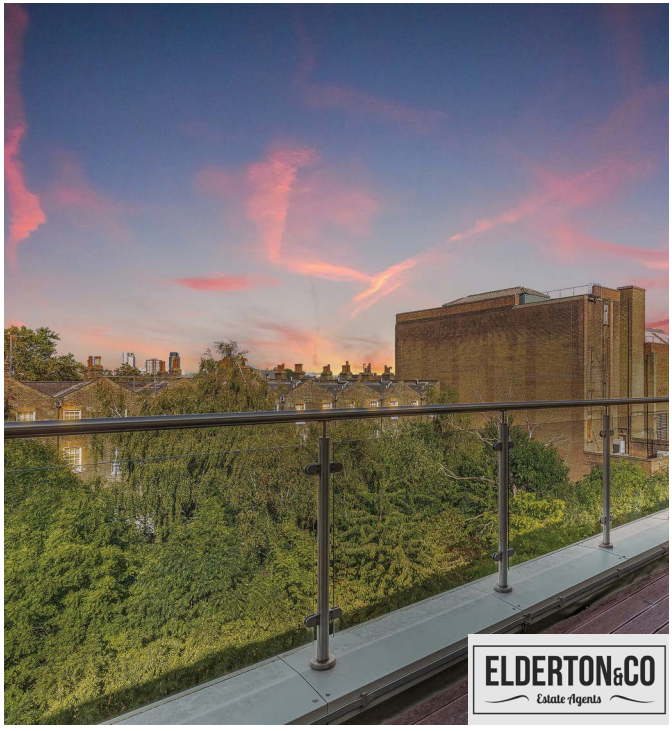

Positioned on the top floor of this attractive former sewing machine warehouse is this beautifully presented one double bedroom apartment with a private decked terrace. The building was converted in 2009 and is set back off holloway road within a secure gated development.

The open plan kitchen/ lounge is an excellent room for entertaining guests. It features large floor to ceiling windows filling the room with an array of natural light with access out to a private decked terrace and incredible, far-reaching views. The kitchen area features gloss white units, black marble worktops and splashbacks over the gas hob and integrated appliances. There is also space for a dining area between the living area and kitchen.

Located next to the lounge is a spacious double bedroom featuring the same large floor to ceiling windows as the lounge and also benefits from access out to the decked terrace.

The apartment measures approximately 659 sq ft internally and is in excellent condition. It has been neutrally decorated throughout with white walls, ceilings and wood flooring.

Ideally located Steepleview Apartments is within a short walking distance to Holloway Road (Piccadilly Line) or Upper Holloway overground as well as the numerous local shops of Holloway Road.

Tenure: *Leasehold*
Lease Length: *115 years remaining on the 125-year lease*
Service Charge: *Approximately £1,450 per annum*

LOUNGE AREA

3.40m X 5.02m 11'2" X 16'6"

The lounge area is a great size and is positioned to the front of the building featuring floor to ceiling windows with access out to a private decked terrace.

It's the perfect room for entertaining or a place to relax and enjoy the views.

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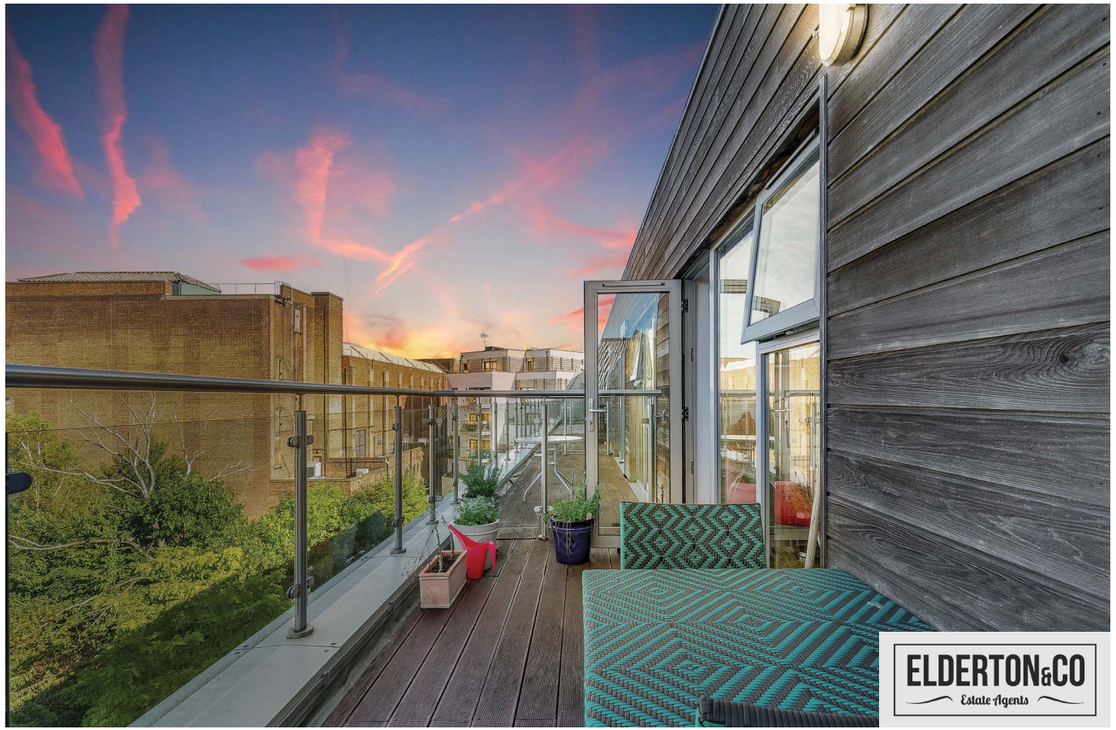
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DO
SMALL THINGS
WITH GREAT
LOVE

DO
SMALL THINGS
WITH GREAT
LOVE

KITCHEN

2.30m X 4.32m 7'7" X 14'2"

Located to the back of the lounge is the kitchen area which offers space for a dining area.

The kitchen has been fitted with gloss white units, black marble worktops and splashbacks over the gas hob and integrated appliances.

BEDROOM

2.66m X 5.02m 8'9" X 16'6"

The bedroom is a fabulous room with plenty of space for large wardrobes without the feeling of losing floor space.

It features the same large floor to ceiling windows filling the room with an array of natural light as the lounge and also benefits from access out to the decked terrace.

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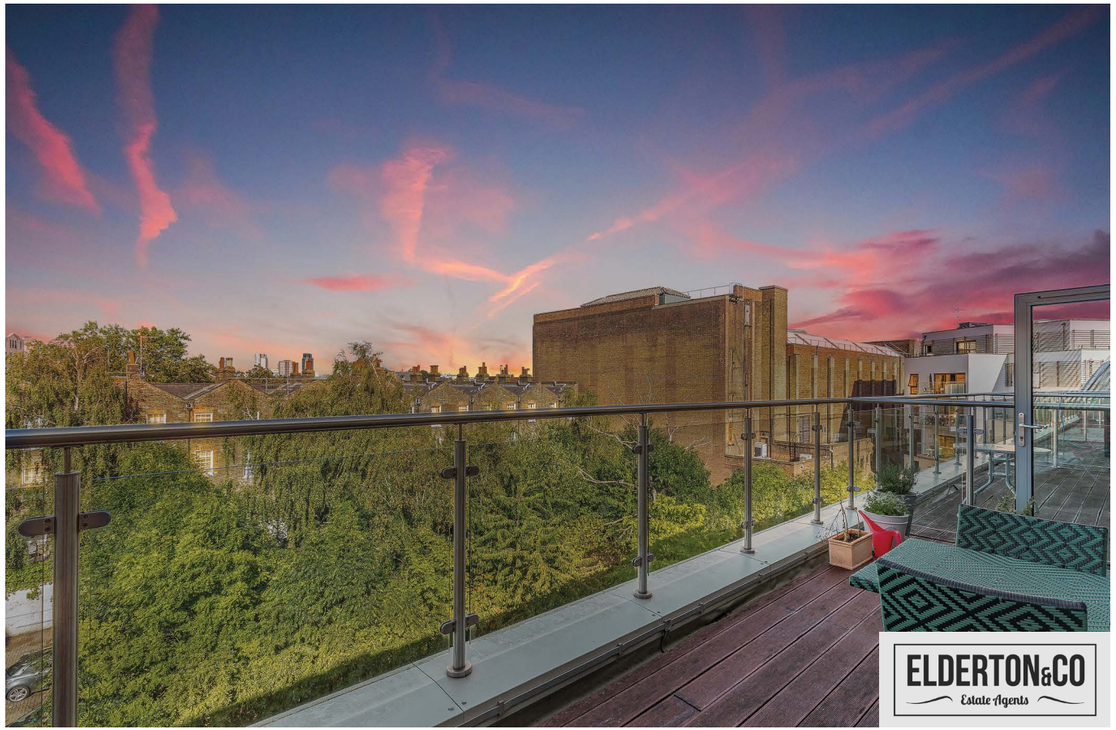

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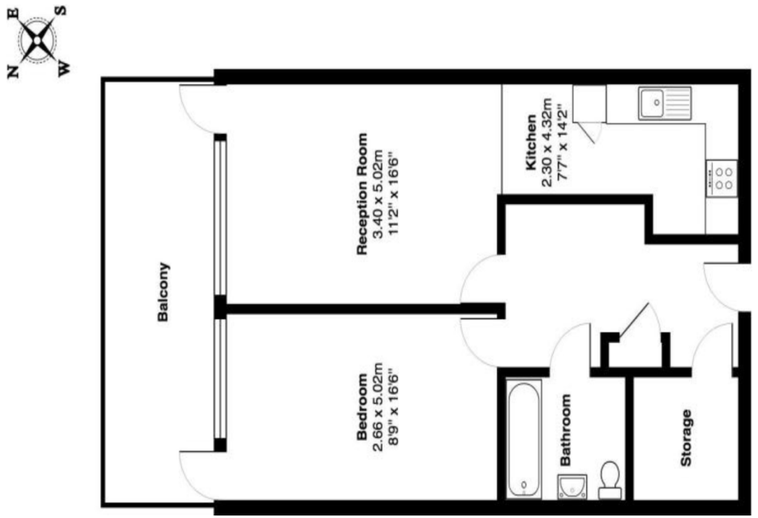
BATHROOM

The bathroom has been fully tiled and finished to the same high standards as the rest of the flat featuring integrated taps, glass shower screen, electric sockets and chrome towel rail.



Holloway Road N7

Total Area: 61.2 m² ... 659 ft²

Floor plan are for identification and guideline purposes only, not to scale.
Compliant with RICS code of measuring practice

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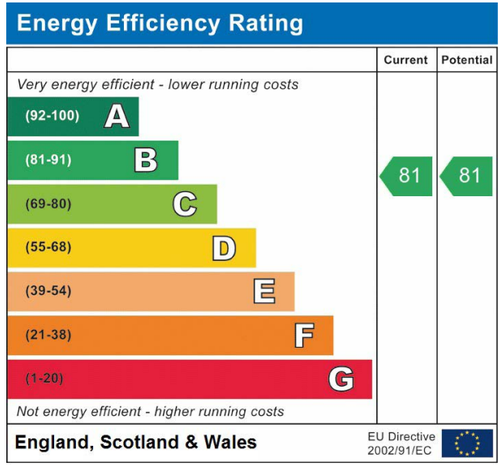

Address:
Steepleview Apartments, Holloway, London, N7

Reference:
Elderton & Co Estate Agents

GETTING AROUND

National Rail
Upper Holloway

0.5 miles
9 mins walk

From N7 6LJ, the nearest national rail station is Upper Holloway which is a 9 minute(s) walk.

Tube
Holloway Road

0.6 miles
11 mins walk

The nearest tube station is Holloway Road, which is a 11 minute(s) walk from this property.

Bus
Bus Stop (Tufnell Park Road)

0.1 miles
1 min walk

The nearest bus stop to N7 6LJ is a 1 minute(s) walk

Motorway

4.7 miles
16 mins drive

From N7 6LJ, Junction J1 of the M1 is just under 16 minute(s) drive.

Airport
London City Airport

8.1 miles
27 mins drive

The nearest major international airport is London City Airport, which can be reached in approximately 27 minute(s) drive.

Ferries and Boats
Camden Lock Waterbus

1.6 miles
5 mins drive

From N7 6LJ, the nearest ferry or boat crossing is Camden Lock Waterbus and can be reached in 5 minute(s) drive.

NEARBY ESSENTIALS

1

Chemists

Wellcare Pharmacy

2 min walk

2

Doctors

Dr Kinsella & Partners

3 min walk

3

Petrol station

Warren Service Station

1 min drive

4

Hospital

Whittington Hospital

3 min drive

GOOD TO KNOW

1

DIY

B&Q

2 min walk

2

Dry cleaners

Mister Sam Dry Cleaners

1 min walk

3

ATM

Cash Machine (TRM Corporation)

1 min walk

4

Post Office

Post Office (Holloway)

6 min walk

AMENITIES

Nearest supermarket	Closest convenience store	Major supermarkets within
Sainsbury's		Sainsbury's, Morrisons, Waitrose
2 min walk	1 min walk	6 min walk

Supermarkets

Sainsbury's	**Sainsbury's** Holloway Road, London, N7 6BQ	walk	0.1 mi 2 mins walk
Morrisons	**W M Morrisons Plc** Hertslet Road, London, N7 6PL	walk	0.3 mi 5 mins walk
Waitrose	**Waitrose** Holloway Road, London, N7 6PA	walk	0.3 mi 6 mins walk
The Co-operative	**The Co-operative** London, N7 7BQ	walk	0.7 mi 13 mins walk
Lidl	**Lidl UK Gmbh** Seven Sisters Road, London, N4 2DE	drive	0.9 mi 3 mins drive

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Convenience stores

	Deniz 1 Supermarket Holloway Road, London, N7 6JD	walk	0.1 mi 1 min walk
	Kiran News Tufnell Park Road, London, N7 0QA	walk	0.1 mi 2 mins walk
	Holloway Supermarket Holloway Road, London, N7 6JP	walk	0.1 mi 2 mins walk

Local shops & markets

	Percy Ingle Holloway Road, London, N7 6HT	walk	0.1 mi 2 mins walk
	Percy Ingle Holloway Road, London, N7 6HT	walk	0.1 mi 2 mins walk
	Holloway Fisheries London, N7 6AG	walk	0.2 mi 4 mins walk
	Blue Ocean Seven Sisters Road, London, N7 6AA	walk	0.2 mi 5 mins walk

DAYS OUT

Culture vulture

Islington Arts Factory Parkhurst Road, London, N7 0SF
Lauderdale House Highgate Hill, London, N6 5HG
Estorick Collection Canonbury Square, London, N1 2AN

Thrill seeker

Madame Tussaud's Marylebone Road, London, NW1 5LR
Madame Tussaud's Marylebone Road, London, NW1 5LR
Universal Parks & Resorts Ltd St Giles High Street, London, WC2H 8NU

Family fun

Freightliners City Farm Sheringham Road, London, N7 8PF
London Zoo Regents Park, London, NW1 4RY
Aquarium NW1

The Great Outdoors

Aviary N19
Boating Lake N4
The Castle Climbing Centre Green Lanes, London, N4 2HA

Shop 'til you drop

Holloway Road Town Centre
Archway Town Centre
The Nags Head Shopping Centre Management Suite, London, N7 6PZ

HEALTH & FITNESS

Workout

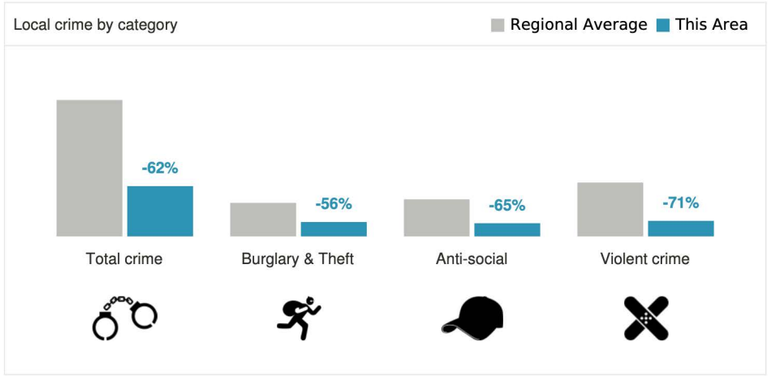
Running Track N4
Hackney Tennis Queen Elizabeths Walk, London, N16 0BF
Velodrome Olympic Park, Stratford, London, E20

Chill out

7 Days Spa Chapel Market, London, N1 9EZ
Smooth You Town Spa Dalston Square, London, E8 3GW
Ozone Health & Fitness Within Crowne Plaza King's Cross Road, London, WC1X 9HX

CRIME

Based on data released by local police, the area around Holloway Road has a crime rate which is amongst the lowest in the region. This seems to suggest that this is a very safe place in which to live but we would still recommend you visit the area to get a sense for yourself.



Total crime
80 total crimes in the last year

80
62% below regional average

NOTES

Request Your Free Appraisal Today

At Elderton & Co. we understand that putting your home on the market is both daunting and exciting. We are committed to making the selling process easier and stress free, taking into account your specific needs and expectations.

If you have decided to sell your home, getting a market appraisal should be your next step.

Get in touch with our team and we will be happy to complete a no-obligation market appraisal and a personalised marketing plan, completely free of charge.

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