



**Archway Road, N19**

£340,000

Leasehold

**Castles**



## Archway Road, N19

A delightful two-bedroom, first-floor, purpose-built apartment. Further comprising kitchen, reception and bathroom.

The property is well located for access to Archway underground station (Northern Line), Upper Holloway over-ground station, the shops and amenities on Holloway Road and the surrounding areas. Highgate, Crouch End and Hampstead Heath are all within walking distance.

Property is ideal for first-time buyers, downsizers or those requiring a London pied-à-terre. Offered with no onward chain.

*Lease: 108 years remaining*

*Current Service/Maintenance Charge:*

*£1989.00 annual charge 1/1/23 to 31/12/23*

*Ground Rent: £400.00 per annum*

*Local Authority: Islington*

*Council Tax band: D*

*EPC Rating: C*

*Current: 76/C Potential: 79/C*

**£340,000**

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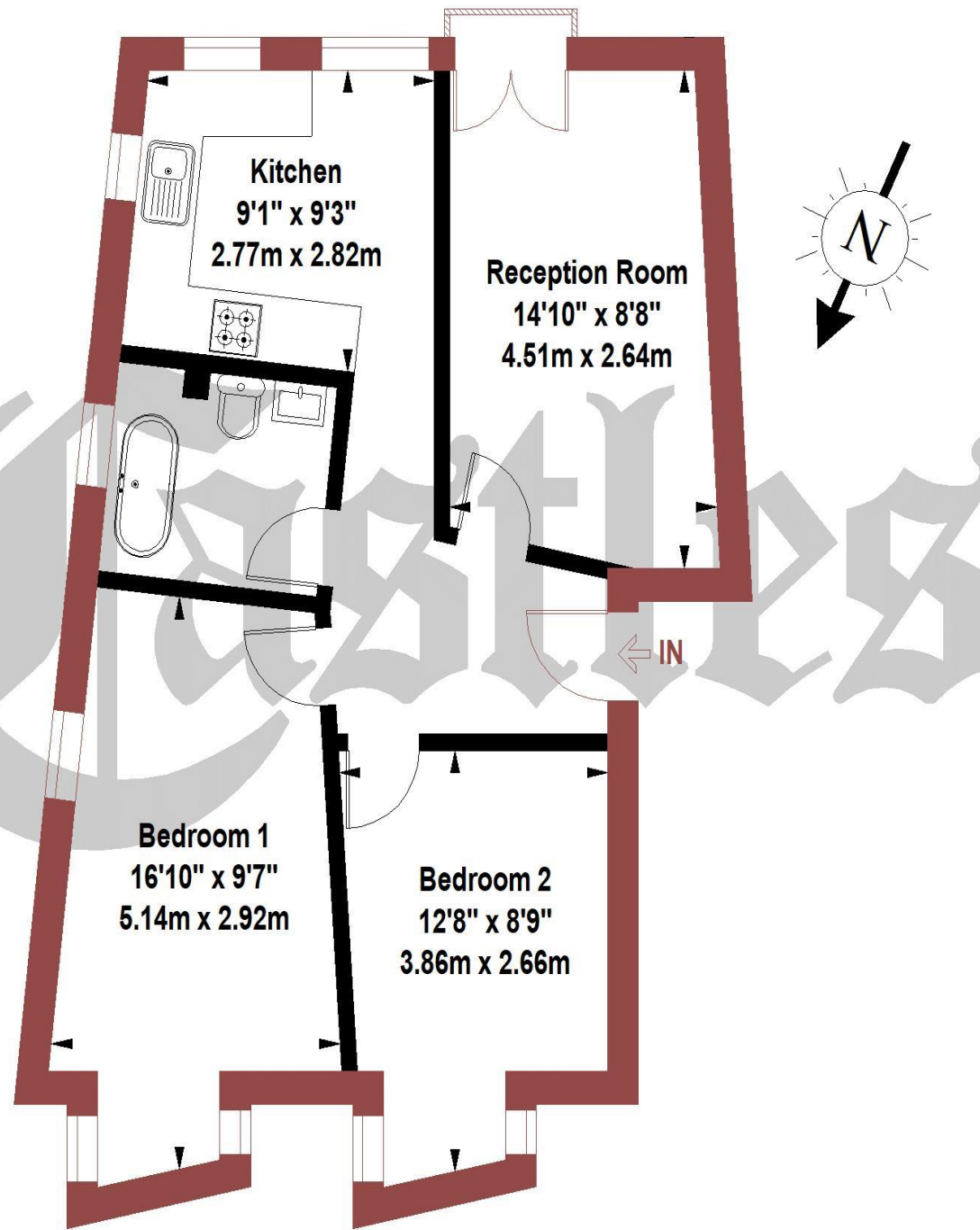
# Castles

**020 8348 5515**

**crouchend@castles.london**



Approx. Gross Internal Area = 51.8 sq m / 558 sq ft



First Floor

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

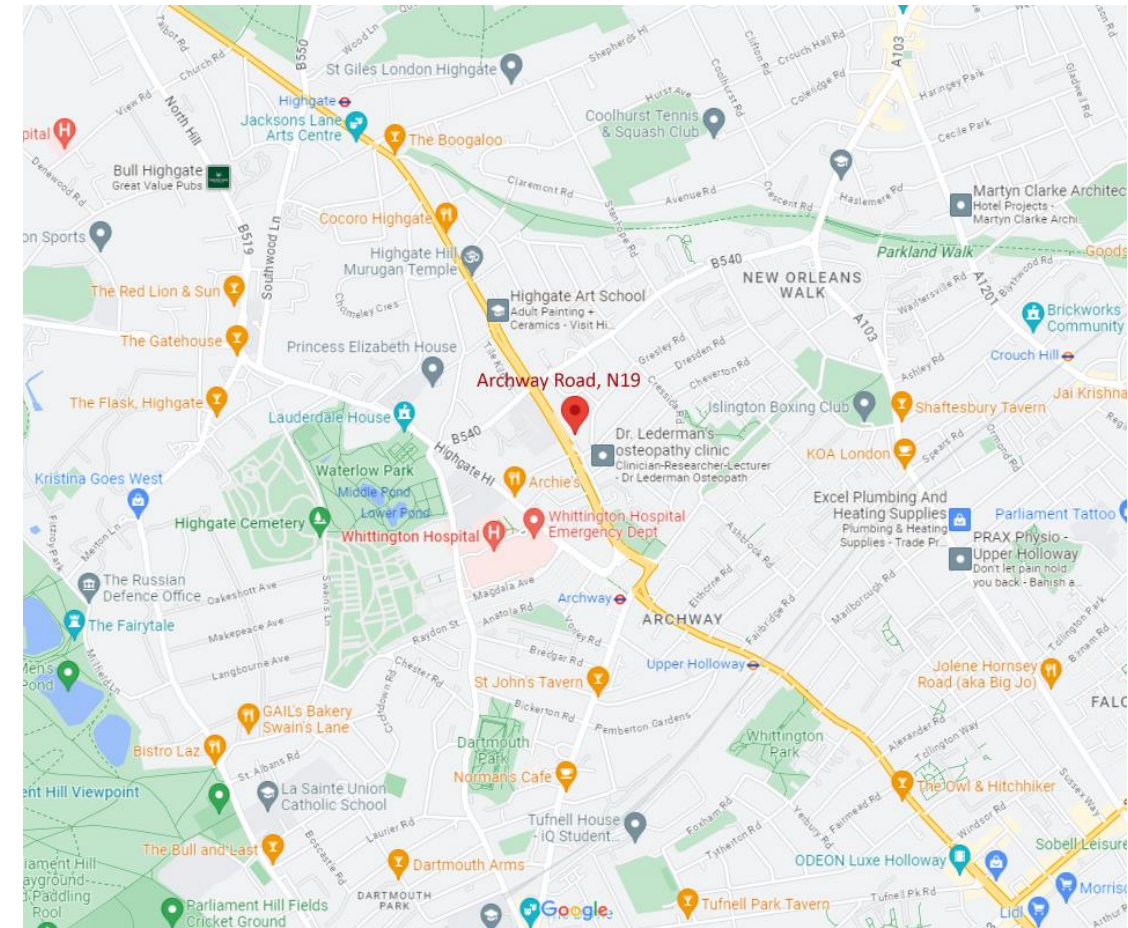
### An Overview of Archway

The London Borough of Islington was formed in 1965 by merging the former metropolitan boroughs of Islington and Finsbury. Attractions include: Almeida Theatre, Business Design Centre, Emirates Stadium, House of Detention museum, Estorick Collection of Modern Italian Art, Islington Local History Centre, Islington Museum, The King's Head Theatre and London Canal Museum. Street markets to visit include Camden Passage, Chapel Market, Exmouth Market, Nag's Head Market and Whitecross Street Market.

Parks and open spaces: Barnard Park, Bingfield Park, Bunhill Fields, Caledonian Park, Gillespie Park, Highbury Fields, Paradise Park, Rosemary Gardens, Spa Fields Gardens and Whittington Park.

**Transport** - Islington has a wide variety of transportation services, with direct connections to the suburbs and the City and West End. Islington also has 10 tube stations within its boundaries, with connections by the tube to all around London. These stations principally serve the Northern, Piccadilly and Victoria lines. Farringdon station is also served by the Circle, Hammersmith & City and Metropolitan lines. Tube and rail station: Angel, Archway, Arsenal, Caledonian Road, Canonbury railway station, Crouch Hill railway station, Drayton Park railway station, Essex Road railway station, Farringdon, Finsbury Park station, Highbury and Islington, Holloway Road, Old Street, Tufnell Park, Upper Holloway railway station. London Overground stations: Caledonian Road & Barnsbury, Canonbury, Crouch Hill, Highbury & Islington, Upper Holloway. There are several railway stations in the borough. Drayton Park, Essex Road, Farringdon, Finsbury Park, Highbury and Islington, Old Street.

**Universities:** City University, London at Northampton Square, formerly the Northampton Institute, founded in 1894; and London Metropolitan University, North Campus on the Holloway Road, formed from the merger of the University of North London and London Guildhall University in 2002. Colleges - City and Islington College; and Westminster Kingsway College. The Musical Theatre Academy is a private performing arts college located in Islington. Schools: The borough currently maintains 47 primary schools, 10 secondary schools, three special schools. In 2000, Cambridge Education Associates, a private firm, took over the management of the Islington's state schools from the local education authority.



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