



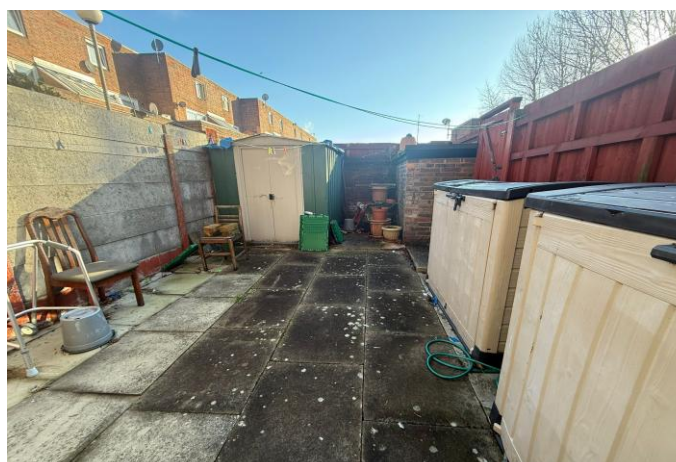


The Property

Tony Alan Estates are proud to present this spacious three-bedroom maisonette, arranged over the ground and first floors of a well-established ex-local authority development, further benefiting from its own private enclosed garden.

The property offers generous and well-proportioned accommodation throughout, making it an ideal opportunity for buyers seeking space, flexibility, and potential. The ground floor comprises a large kitchen/diner with ample room for a full family dining table, a separate storage room/pantry, a ground floor WC, and a shower room. The layout is practical and well suited to both family living and investment purposes.

Upstairs, the property provides two well-sized double bedrooms and a further single bedroom, all of which benefit from excellent built-in storage. The private enclosed garden, accessed directly from the living room, offers valuable outdoor space and also features a useful workshop/storage area.



This maisonette represents a fantastic opportunity for renovation and personalisation, allowing a purchaser to add value and create a wonderful long-term home or attractive rental investment.

Parking is available via permit parking on street.

Location

Sanders Way is ideally positioned for transport and local amenities. The property offers convenient access to Archway Underground Station (Northern Line) and Upper Holloway Station, providing excellent

connectivity across London.

A variety of local parks, shops, and amenities can be found along Holloway Road, while the popular surrounding areas of Tufnell Park, Crouch End, and Highgate Village are all within easy reach, offering a diverse selection of cafés, restaurants, and green spaces.

Property Description Disclaimer

Tony Alan Estates act as the seller's agent for this property. The details contained within this listing are provided for general guidance only and do not form part of any offer or contract. Every care has been taken in preparing the property information; however, the accuracy of the description, floor plans, measurements, photographs, and other details cannot be guaranteed. Prospective purchasers must satisfy themselves as to the correctness of any information by inspection or by consulting a qualified professional.

The seller has confirmed the information provided, unless marked as a draft. Tony Alan Estates may not have visited or measured the property directly, and some details may have been supplied by the vendor. Any fixtures, fittings, appliances, or services referred to have not been tested and no warranty is given as to their condition or functionality.

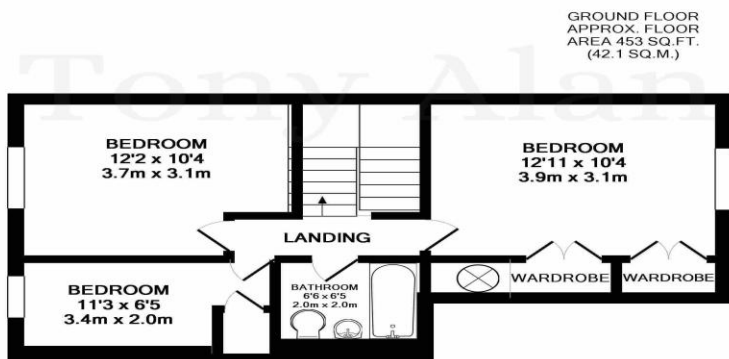
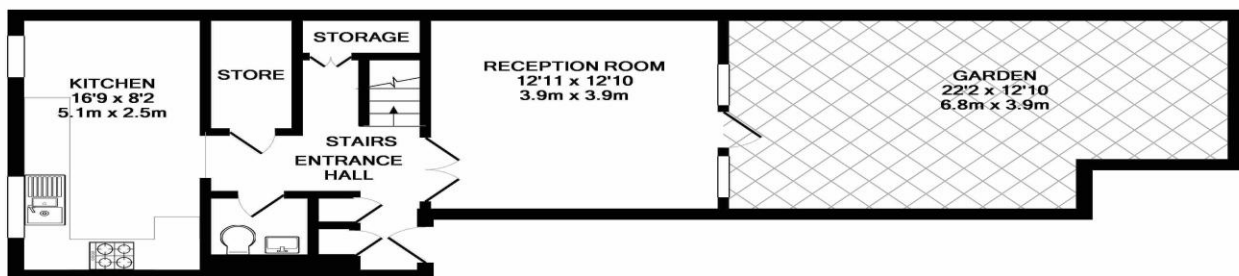
If you require clarification on any point, please contact our office before making arrangements to view or submit an offer. All formal enquiries, including legal and structural matters, should be directed to your appointed solicitor or surveyor.

In accordance with UK legislation, successful buyers



will be required to complete anti-money laundering (AML) and proof of funds checks before a memorandum of sale can be issued. Tony Alan Estates may use an approved third-party provider to carry out these checks, and a non-refundable fee may be payable directly to that provider. Will be required to complete anti-money laundering (AML) and proof of funds checks before a memorandum of sale can be issued. Tony Alan Estates may use an approved third-party provider to carry out these checks, and a non-refundable fee may be payable directly to that provider.





1ST FLOOR
APPROX. FLOOR
AREA 446 SQ.FT.
(41.4 SQ.M.)

GROUND FLOOR
APPROX. FLOOR
AREA 453 SQ.FT.
(42.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 899 SQ.FT. (83.5 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.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	70 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Features

- Three Bed, Ground Floor Maisonette
- Fitted Kitchen and Spacious Living Room
- Bathroom & Separate Toilet
- Private Rear Garden
- Gas Central Heating & Double-Glazed Windows
- Location - local parks, shops, and amenities can be found along Holloway Road, while the popular surrounding areas of Tufnell Park, Crouch End, and Highgate Village are all within easy reach, offering a diverse selection of cafés, restaurants, and green spaces.
- Convenient access to Archway Underground Station (Northern Line) and Upper Holloway Station, providing excellent connectivity across London.
- Tenure – Leasehold – 84 years Left.
- Local Authority - Islington
- Council Tax Band - Band: C.
- Council Tax Cost: £1,788.28 per year
- Tenure – Leasehold – 84 years Left.
- Service Charge – £3855.84 (Per Year)
- Ground Rent -£10 (Per Year)
- Estimated Rent - £2700pcm (6.68% Yield)

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Monday- Friday: 9am- 6.30pm
Saturday: By Appointment
Sunday: Closed

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.