

# hotblack desiato

ESTATE AGENTS

THE SCHOOL HOUSE, N7 6DW

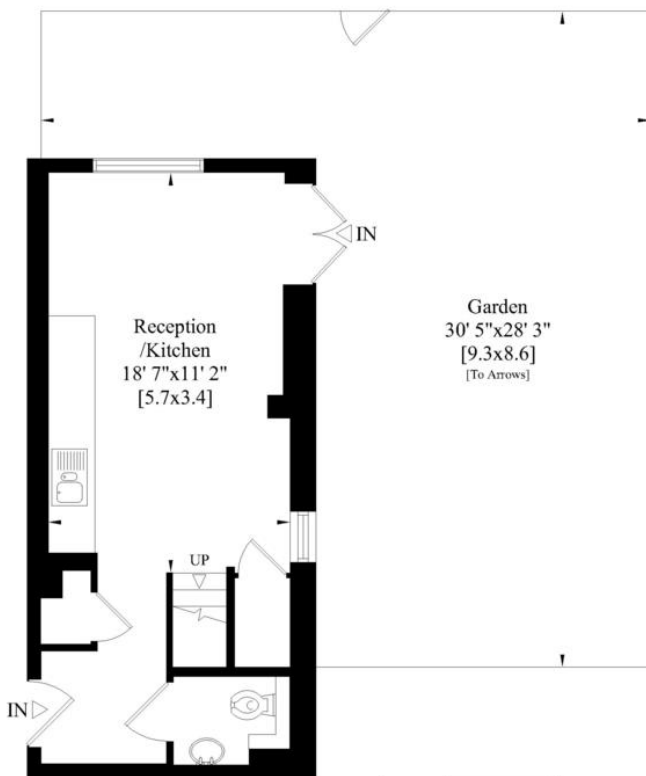
£450,000



A stylish and beautifully presented split level, ground floor, garden flat with private street entrance set behind a high walled, private garden.

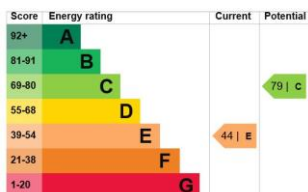
- Garden maisonette
- One bedroom
- Open plan living room
- Sole use of garden
- Victorian school conversion
- Leasehold (107 Years Remaining)
- Service Charge: £1,000 p/a approx.
- Ground Rent: £150 p/a
- Council Tax: 1,269 (Band D)
- Approx. Sq Ft: 505 sq ft
- Rental Estimate: £420 p/w



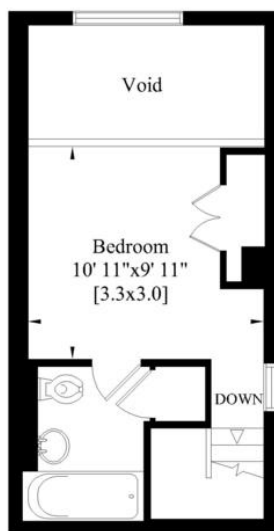


Ground Floor

The Old School House N7  
Gross Internal Area:  
47 Sq. metres  
505 Sq.feet



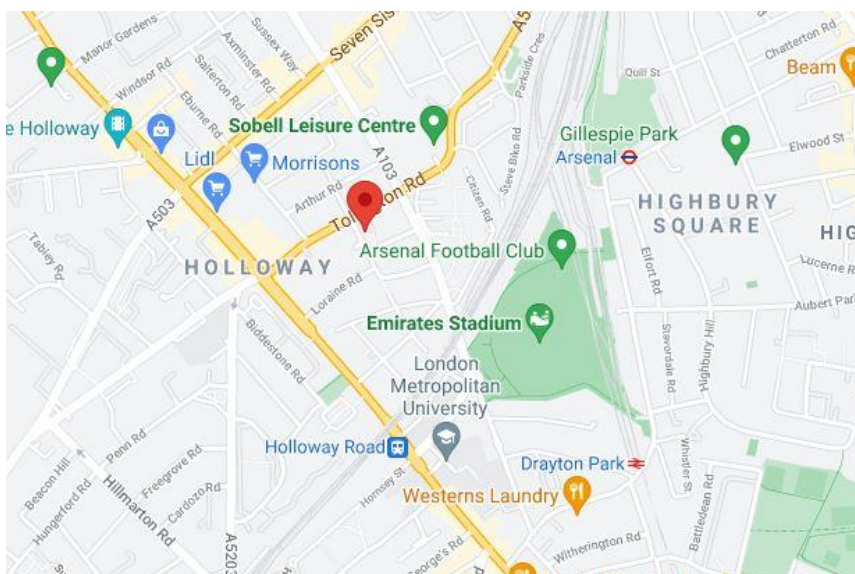
Whilst every attempt has been made to ensure the accuracy of this floor plan, measurements of doors, windows and rooms are approximate. For identification purposes only. Not to scale.



First Floor

## INSIDER'S GUIDE - a perspective from the present owner

The first thing you notice about this flat is the fantastic, large double-height window that makes the entire space feel open and light. It's particularly lovely in summer when the sun lights up the apartment, and is cosy in the winter too – we particularly enjoy watching the rain come down the window pane whilst wrapped up watching a movie inside! The mezzanine gives the place a real personality and makes the space far more interesting and quirky than a typical one floor flat. Whilst it is a one bedroom apartment. It also provides private access to the street through the old school's 'girls' entrance which is a really lovely feature and gives an added sense of privacy. The neighbours are very friendly and hold regular meet-ups. There is a WhatsApp chat for the residents too, which has been amazing in creating a sense of community, with everyone checking-in on one another particularly during the pandemic. The location is perfect for someone who wants to be able to pop in and out of central London quickly, with the Piccadilly and Victoria lines a few minutes' walk away. The Waitrose opposite is really helpful – we pop to it so often that we started calling it 'the pantry'. And there is everything you could need in the local area too, including an Odeon, the Sobel sports centre, parks (Clissold, Highbury Fields) and lots of independent shops on Holloway Road. We've really loved living here for the past five years and will be very sad to leave it!



## TRANSPORT LINKS

Holloway Road station (Piccadilly and Overground lines) is approx. 0.3 miles away.

Drayton Park station (Overground line) is approx. 0.6 miles away.

Arsenal station (Piccadilly line) is approx. 0.7 miles away.

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