



Eddison Court, Sussex Wa

2 Bedroom

£445,000 Guide Price
Leasehold

London, Archway





Flat 8, 253 Eddison Court, Sussex Way

Description

- 2-Bedroom Apartment
- Upper Holloway & Archway Station withi
- Communal Roof Terrace
- Double-Glazed Windows
- Three-Piece Bathroom Suite
- Energy Rating : C
- Private & Gated Entrance
- Vacant Possession & Chain Free
- Gas Central Heating
- Allocated Parking
- Light-Filled Reception Room
- Council Tax Band D

Nestled within the gated and well-maintained Eddison Court on Sussex Way, this bright and well-presented two-bedroom apartment offers comfortable and modern living in a highly convenient location.

The property comprises two generously sized bedrooms, a spacious and light-filled reception room which flows seamlessly into a newly renovated kitchen, and a contemporary three-piece bathroom suite.

Further benefits include a communal roof terrace with far-reaching views, a newly installed boiler, gas central heating, double-glazed windows, allocated parking, and a long lease with 973 unexpired years remaining.

Local transport links include Upper Holloway Overground Station and Archway Underground Station (Northern Line), both a short walk away, providing swift connections into the City and West End.

Several local bus routes run nearby and Holloway Road offers a vibrant mix of independent shops, cafés and amenities.

Green spaces of Whittington Park and Hampstead Heath are easily accessible.

Offered with vacant possession and no onward chain.

Contact Ariston Property to arrange a viewing.



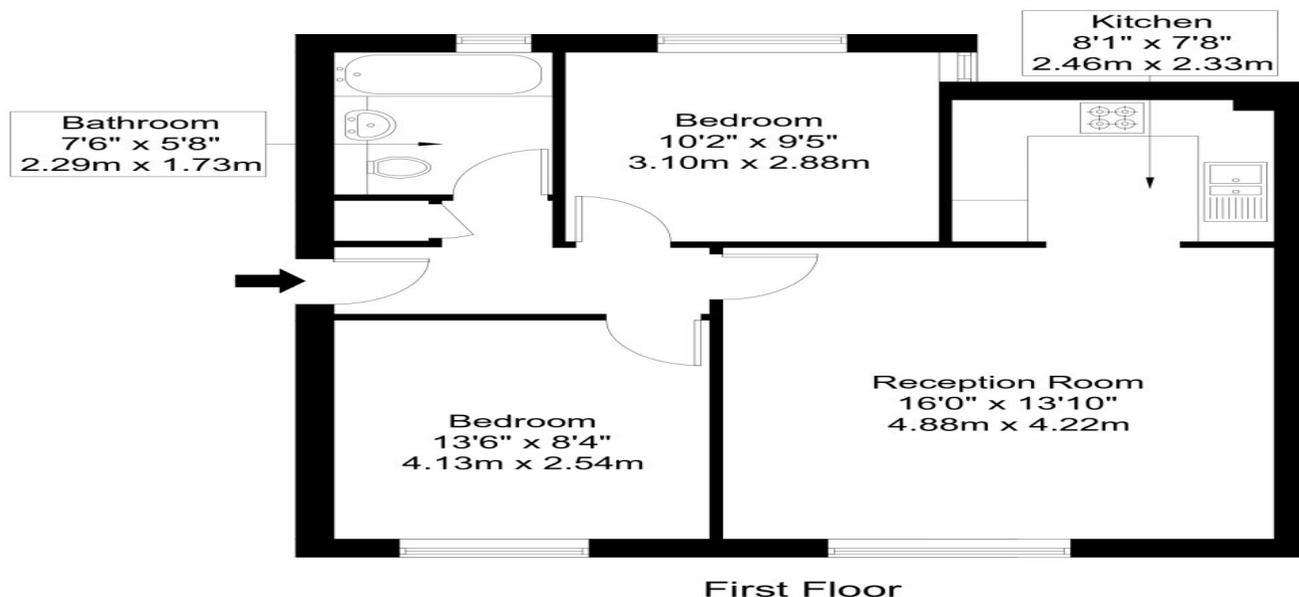
Accommodation Comprises:



Lease : 972 years
 Service Fees : £4000

Sussex Way, N19 4DW

Approx Gross Internal Area = 57.71 sq m / 621 sq ft



First Floor

Ref :

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P L A N

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Certificate Number : 0755-3040-2208-2644-6204

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83
69-80	C	75	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/0755-3040-2208-2644-6204>



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