

## Hercules Place, N7



*These images are of the show flat and are for marketing purposes only*

Set in the heart of vibrant Holloway, this exciting mixed use development has been designed to be environmentally responsible and energy efficient, with coloured glass cladding and modular construction playing a key role in construction. Seven high specification 1 and 2 bedroom apartments are arranged over four storeys with generous balconies offering excellent natural light and the added amenity of outside space.

The development offers excellent transport links to the West End/City with Holloway Road and Finsbury Park Underground stations being a short walk away with direct services to Euston and the West End combined with comprehensive bus routes to Islington and Camden and National Rail to Kings Cross/Euston (including the new Eurostar terminal). Holloway offers leading High Street retailers that you would expect in a central location such as this, and also boasts several thriving markets and an excellent range of restaurants and gastro pubs.

*Parking Restrictions apply to this development.*

# Hercules Place, N7

Apt. Nos.	Floor	Beds	Amenity	Sq. Ft.	Asking Price
<b>1</b>	<b>First</b>	<b>2</b>	<b>Terrace</b>	<b>515</b>	<b>Sold</b>
2	First	1	Balcony	387	£199,950
3	Second	2	Balcony	518	£250,000
4	Second	1	Balcony	396	£195,000
<b>5</b>	<b>Third</b>	<b>2</b>	<b>Balcony</b>	<b>518</b>	<b>Sold</b>
<b>6</b>	<b>Third</b>	<b>1</b>	<b>Balcony</b>	<b>396</b>	<b>Reserved</b>
<b>7</b>	<b>Fourth</b>	<b>2</b>	<b>Terrace</b>	<b>619</b>	<b>Reserved</b>

*Ready for Occupation*

**Reservation Deposit:** £2,000

**Lease:** 125 years

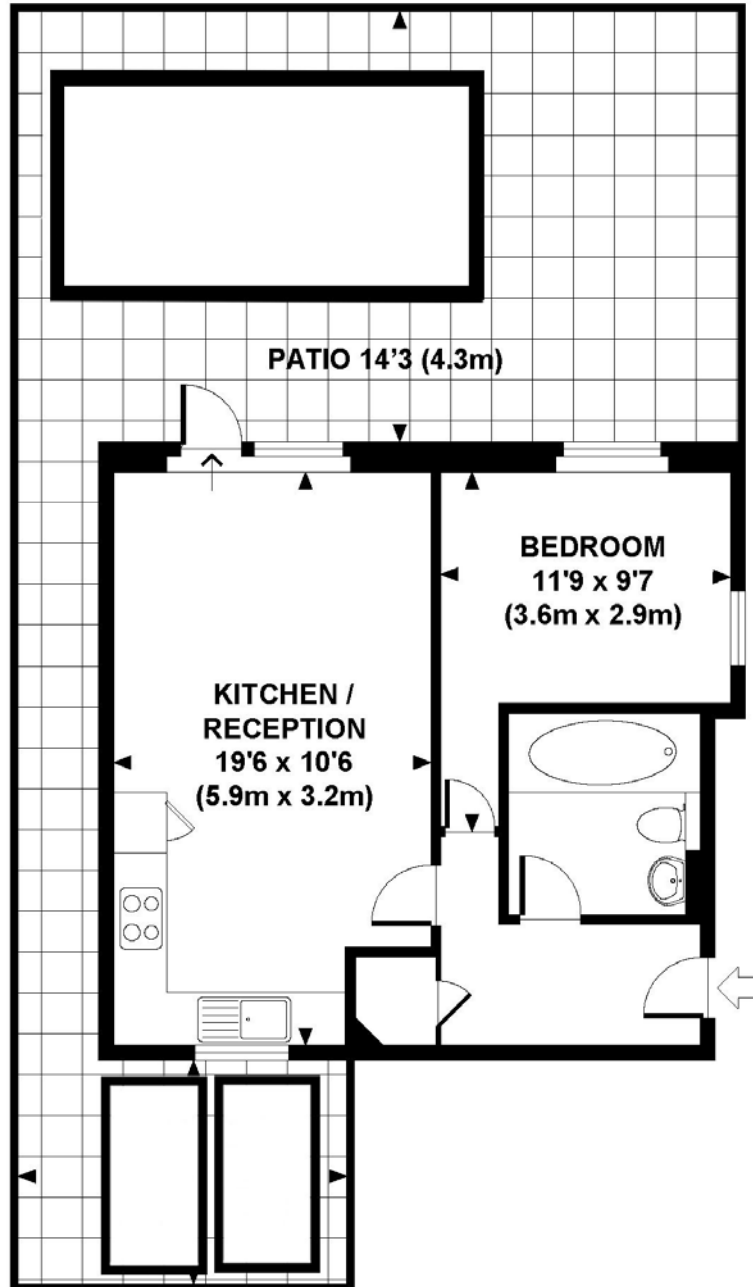
**Service Charge:** To be Confirmed

**Ground Rent:** £300

## Flat 2

### HERCULES PLACE, N7

Approx. gross internal area  
387 Sq.Ft. / 36 Sq.M.



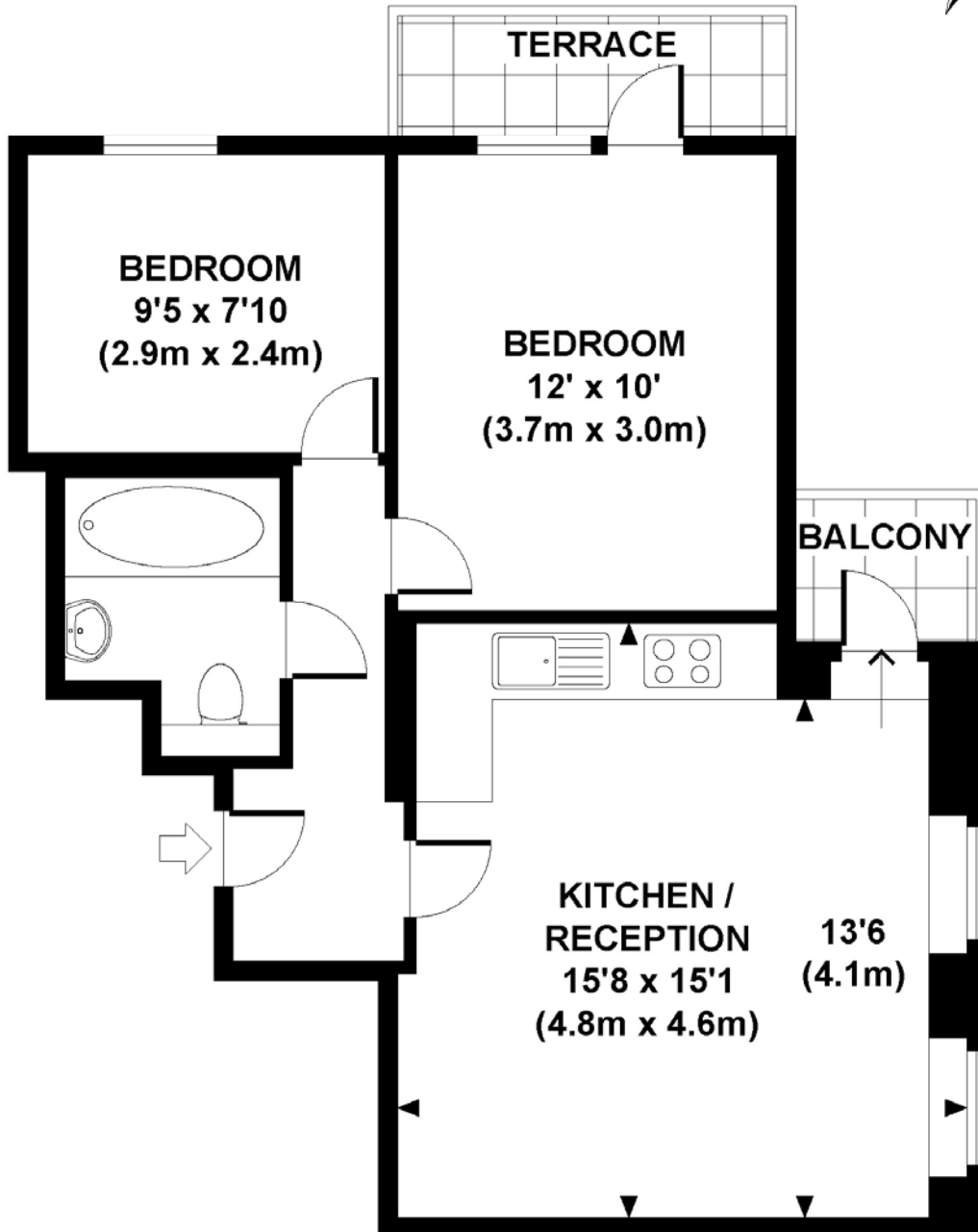
FIRST FLOOR

Every attempt has been made to ensure the accuracy of this floorplan however, measurements are approximate and for illustration purposes only. Measured in accordance with R.I.C.S. code of measuring practice. Not to scale.

# Flat 3

## HERCULES PLACE, N7

Approx. gross internal area  
518 Sq.Ft. / 48 Sq.M.



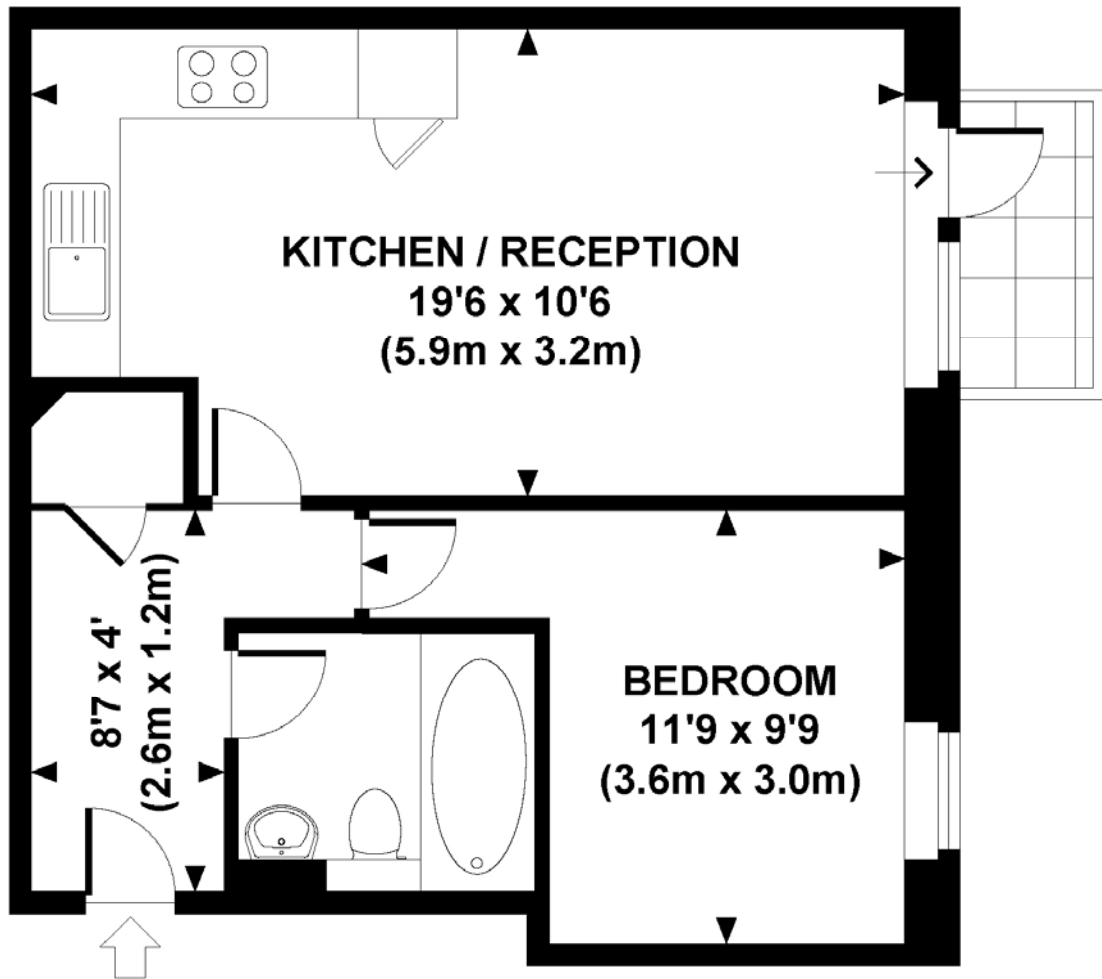
## SECOND FLOOR

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## Flat 4

### HERCULES PLACE, N7

Approx. gross internal area  
396 Sq.Ft. / 37 Sq.M.



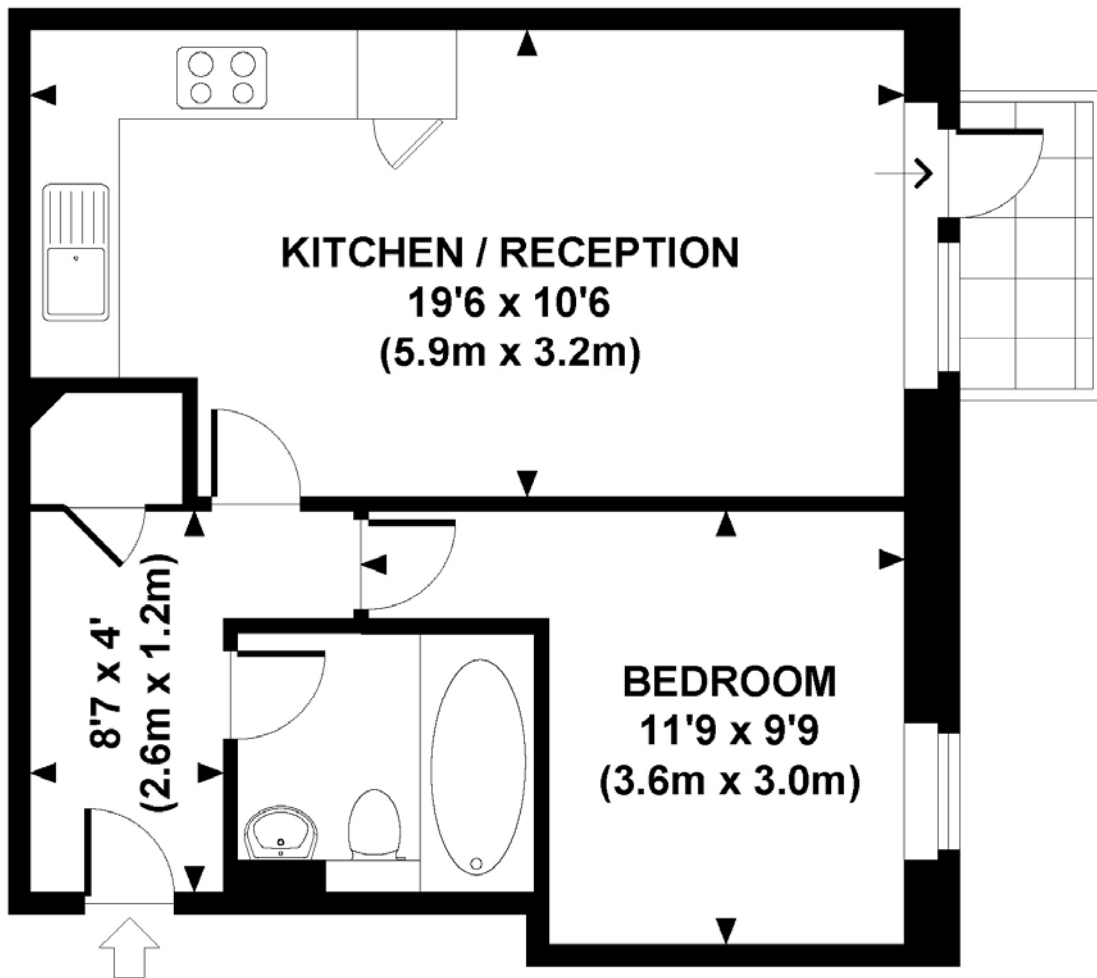
### SECOND FLOOR

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## Flat 6

### HERCULES PLACE, N7

Approx. gross internal area  
396 Sq.Ft. / 37 Sq.M.



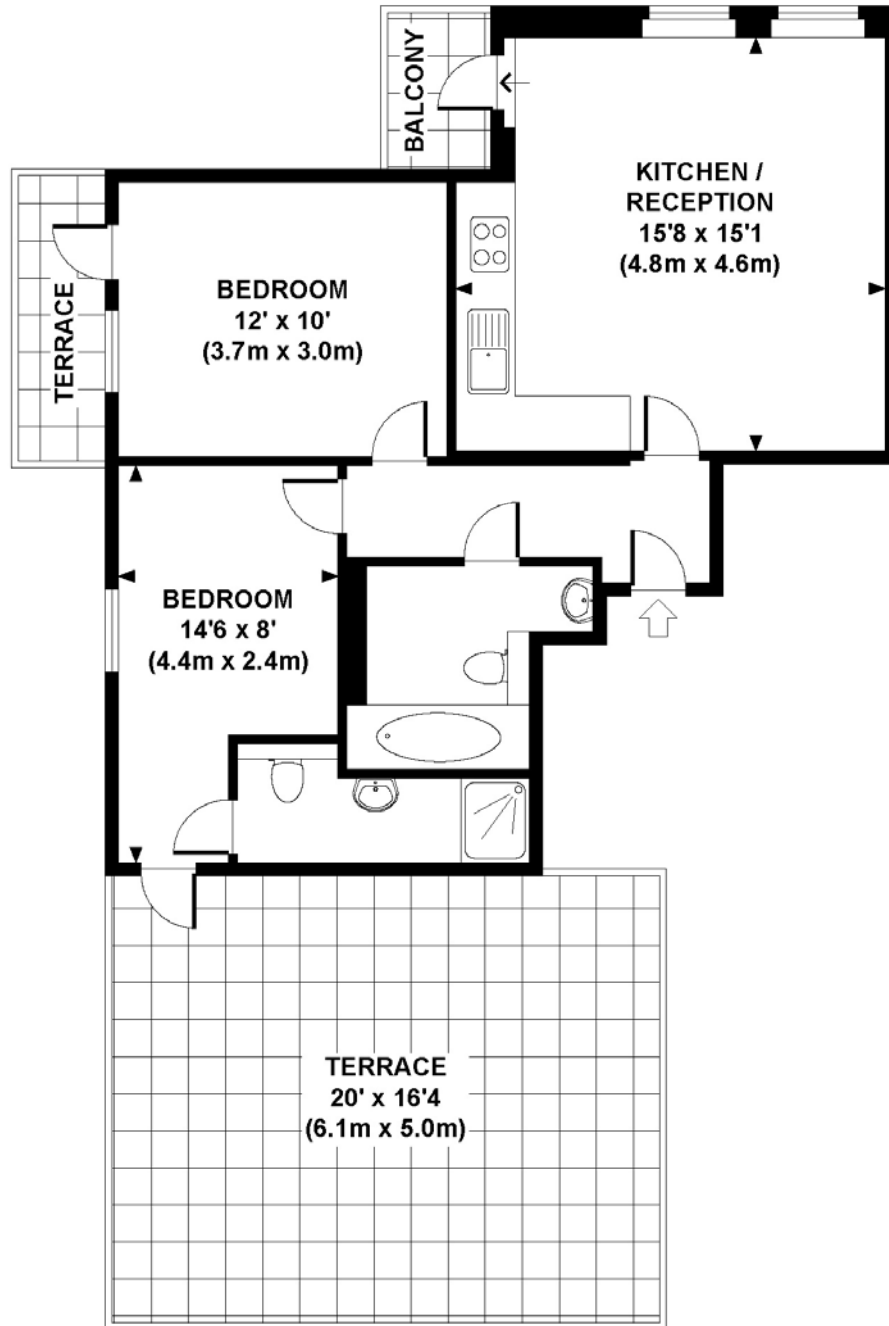
### THIRD FLOOR

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# Flat 7

## HERCULES PLACE, N7

Approx. gross internal area  
619 Sq.Ft. / 58 Sq.M.



FOURTH FLOOR

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