

Studio

**ROOM 6, 53
TOLLINGTON ROAD,
LONDON, N7 6PB**

Per Calendar Month

£1,400 Per

FEATURES

- Available now
- Water and Gas included
- Laundry room in the building
- Separate full bathroom
- Single occupant only



Harris Brown
Estate Agents

0 Bedroom Studio located in London

Call us on

0203 011 1414

info@harrisbrown.co.uk

<https://www.harrisbrown.co.uk>

Water and Gas included!

A bright and well-presented studio located in the heart of Holloway, ideal for a single occupant. The property offers convenient access to local amenities, transport links, and nearby universities.

Location & Transport:


Just a short walk (approx. 5–8 minutes) to Holloway Road (Piccadilly Line), providing easy access to Central London. Several bus routes are also available nearby.

Nearby Universities:

Close to London Metropolitan University and within easy reach of University College London and City, University of London.

Property Features:

Council Tax Band

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and 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.