



Freegrove Road

Islington, N7

Asking Price £700,000

A stunning 3 double bedroom upper floor maisonette occupying the upper floors of a substantial Victorian period property in the sought after Hillmarton conservation area.



Freegrove Road

Islington, N7

- 3 double bedrooms
- 2 bathrooms
- Quiet tree-lined residential road
- Hillmarton conservation area



A delightful 3 double bedroom, 2 bathroom apartment arranged over the upper floors of a substantial Victorian period property within the Hillmarton conservation area. Upon entering the flat the stairs rise to a half landing, upon which there is a bathroom room and double East facing bedroom. Upon ascending to the second floor there is an additional second double bedroom, and a spacious open plan modern kitchen / reception with integrated appliances. On the 3rd floor, the expansive master bedroom occupies the entire floor with the addition of an en-suite shower room. The area has a spacious scale, with wide streets and grand houses often with views between the villas into the substantial rear gardens. There are many mature trees both in public and private areas which enhance the character of the area. The three churches, or former churches, in Camden Road and Hillmarton Road are fine examples of mid Victorian ecclesiastical architecture and the Camden Road church (now Islington Arts Factory) is an important landmark although sadly truncated. The generally consistent historic and architectural quality of the architecture gives the area a special character and appearance which it is desirable to preserve and enhance'. (Courtesy of Islington Hillmarton Leaflet <http://bit.ly/1YaccyD>). Freegrove Road affords superb access to the Underground at Caledonian Road & Holloway Road (Piccadilly Lines) with trains through to the West End and only 1 stop from Kings Cross, or the Overground at Caledonian Road & Barnsbury. In addition Camden, Kentish Town, Holloway and Islington all provide a wealth of amenities including shops, restaurants and bars, with Waitrose on Holloway Road or Tesco and Sainsbury's on Caledonian Road.

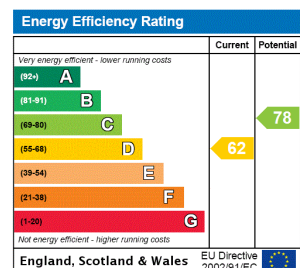
Tenure: Share of Freehold 982 years 10 months

Service Charge: £800 There is a 26% share of the costs to the annual building expenditure, last year this totalled £800.

Ground Rent: £0

Local Authority: Islington Council

Council Tax Band: E



Chestertons Islington Sales

327-329 Upper Street

Islington

London

N1 2XQ

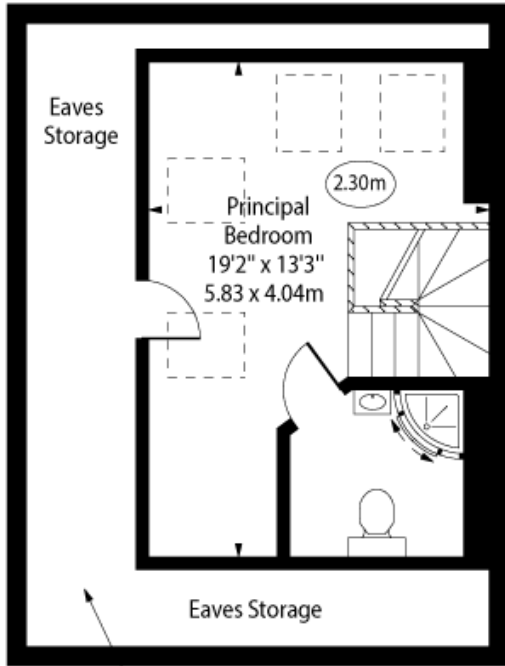
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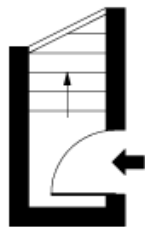
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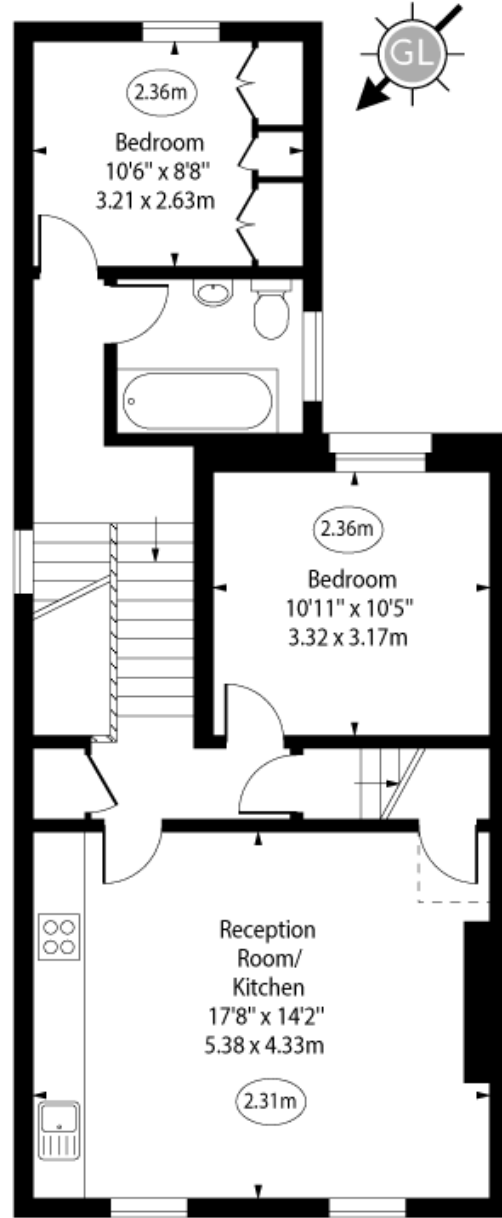
○ - Ceiling Height



Restricted Height Area
Third Floor



First Floor
Entrance



Second Floor

Approx Gross Internal Area

940 Sq Ft - 78.04 Sq M

Approx. Floor Area Including Restricted Heights
(Including Eaves Storage)

1120 Sq Ft - 104.05 Sq M

For Illustration Purposes Only - Not To Scale

www.goldlens.co.uk

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