



Hartham Road

Hillmarton Conservation Area, N7

Guide Price £2,800,000

Set on the sought-after Hartham Road, this impressive five-bedroom semi-detached Victorian home offers over 3,000 sq ft of versatile living space and a beautifully landscaped 66-foot west-facing garden and off-street parking. Arranged over four spacious floors, this home seamlessly combines elegant period features with modern family living.

CHESTERTONS



Hartham Road

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- Semi-detached Victorian Freehold
- Four storey house
- Five bedrooms
- Three bathrooms
- 66' west-facing garden
- Impressive principal suite
- Grand reception rooms



Upon entering at the raised ground level, you are welcomed by a grand entrance hallway leading to a magnificent double reception room. Rich in character, it features exposed wooden floors, intricate ceiling corning, a decorative ceiling rose, and a large bay window that floods the space with natural light. To the rear, there is a flexible bedroom or study overlooking the leafy garden, along with a convenient guest cloakroom. The first floor hosts two generous double bedrooms, a stylish four-piece family bathroom, and an additional study or bedroom. The entire second floor is dedicated to an exceptional principal suite, complete with built-in wardrobes, a luxurious en-suite bathroom featuring a jacuzzi bath and separate shower, and a charming mezzanine level—ideal for a dressing area, home office or further storage. This level also benefits from a private terrace, perfect for morning coffee or evening relaxation. The lower ground floor forms the social heart of the home, having been tastefully extended to offer a blend of comfort and style. To the front is a cosy sitting room with an adjoining shower room, while to the rear is a bright and spacious open-plan kitchen and dining area with direct access to the manicured west-facing garden—ideal for entertaining or family life. A utility room is located at the rear of the house, which also includes a large lean-to providing side access and ample storage. Tucked away on a quiet, tree-lined residential street, Hartham Road is within easy reach of Islington and Camden. The street is known for its elegant period architecture and strong sense of community, making it a favourite among families and professionals alike. You're spoilt for choice with local amenities. Nearby Tufnell Park, Holloway Road, and Camden Town offer an excellent selection of independent cafés, restaurants, and shops, as well as well-regarded local schools and green spaces such as Caledonian Park, Hampstead Heath, and Highbury Fields. Transport links are outstanding, with Caledonian Road Underground Station (Piccadilly Line) within close proximity, offering swift access to King's Cross, Covent Garden, and Heathrow Airport. Overground and National Rail services are available at Caledonian Road & Barnsbury, while several bus routes connect the area to Central and North London. This is a rare opportunity to acquire a grand and beautifully presented family home in a peaceful yet exceptionally connected location.

Tenure: Freehold
Local Authority: Islington
Council Tax Band: G

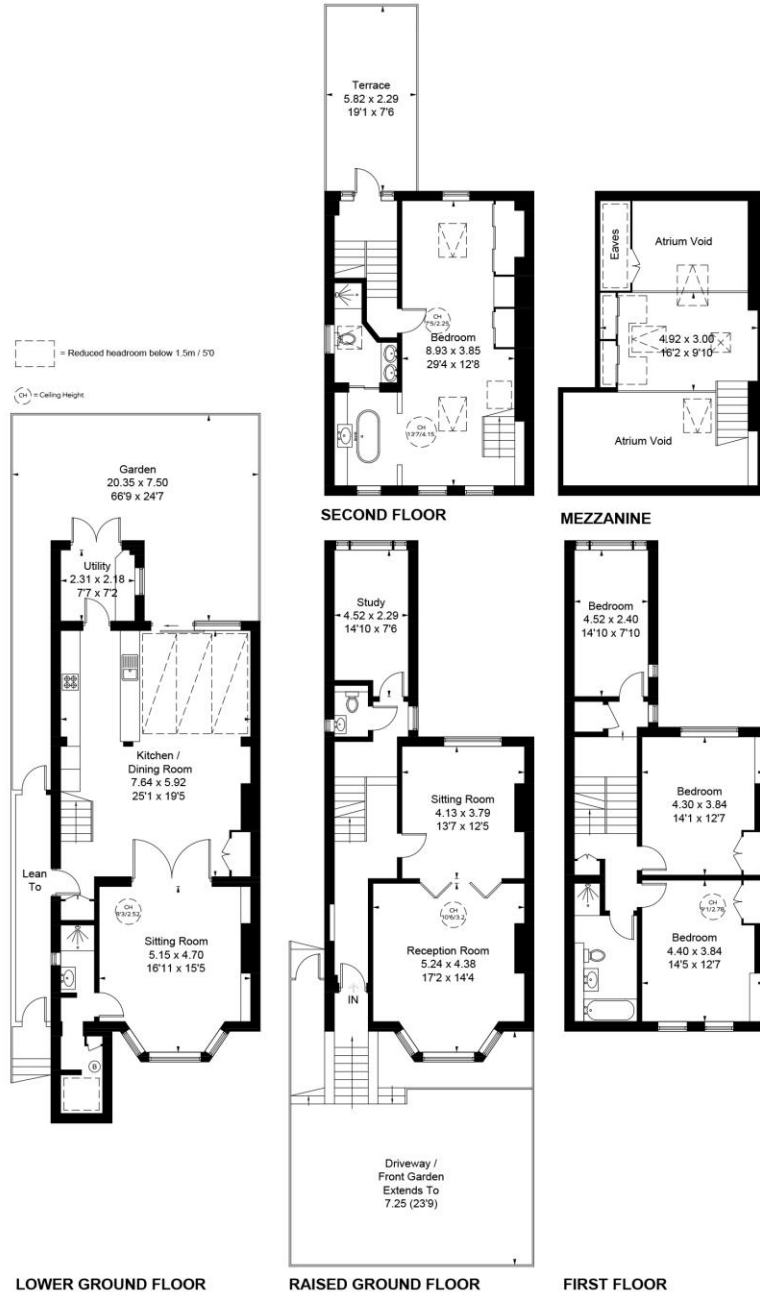
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	65 D	81 B
39-54	E		
21-38	F		
1-20	G		

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HARTHAM ROAD, N7

APPROXIMATE GROSS INTERNAL AREA
(EXCLUDING REDUCED HEADROOM / EAVES)
LOWER GROUND FLOOR = 888 SQ FT / 82.5 SQ M
GROUND FLOOR = 705 SQ FT / 65.5 SQ M
FIRST FLOOR = 706 SQ FT / 65.6 SQ M
SECOND FLOOR = 556 SQ FT / 51.7 SQ M
MEZZANINE = 139 SQ FT / 12.9 SQ M
LEAN TO = 83 SQ FT / 7.7 SQ M
REDUCED HEADROOM / EAVES= 96 SQ FT / 8.9 SQ M
TOTAL = 3173 SQ FT / 294.8 SQ M



THIS PLAN IS FOR LAYOUT GUIDANCE ONLY. NOT DRAWN TO SCALE UNLESS STATED. WINDOWS AND DOOR OPENINGS ARE APPROXIMATE. WHILST EVERY CARE IS TAKEN IN THE PREPARATION OF THIS PLAN, PLEASE CHECK ALL DIMENSIONS, SHAPES AND COMPASS BEARINGS BEFORE MAKING ANY DECISIONS RELIANT UPON THEM. (ID1238605)

