



Hartham Close

London, N7

£1,795,000 Asking Price

End of terrace 5 double bedroom house set on a private road within this quiet cul-de-sac in the Hillmarton conservation area. Centrally placed for access to Camden, Kentish Town or Holloway with the nearest underground station being Caledonian Road



Hartham Close

London, N7

- Fabulous semi-detached family home
- Beautifully finished
- 5 bedrooms
- 4 bathrooms
- Private Road



An immaculate, end of terrace 5 double bedroom smart house set on a private road within this quiet cul-de-sac in the Hillmarton conservation area, providing an abundance of lateral space as well as the ability to park two cars to the front of the property, without the need for a parking permit. This beautiful house is centrally placed for access to Camden, Kentish Town or Holloway with the nearest underground station being Caledonian Road. This is a “smart” home, with a central hub that controls the heating, blinds and alarm, with the ground floor and all bathrooms benefitting from underfloor heating. Accommodation is both bright and well proportioned, comprising a fabulous kitchen/diner which is flooded in light courtesy of its dual aspect and bi-folding doors, leading to a lovely conservatory/dining area, also featuring bi-folding doors, both of which provide access to the beautifully manicured garden, benefitting featuring a Jacuzzi/Hot tub. There is a further, vast/double reception room, which is also accessible from the entrance hallway on the ground floor which features an ornate fireplace. The first floor houses 4 bedrooms and 2 bathrooms, with an impressive master suite on the top floor. Hartham Close sits within the Hillmarton conservation area, affording superb access to the Underground at Caledonian Road (Piccadilly Line) with trains through the West End and only 1 stop from Kings Cross with the hugely popular and recently regenerated Granary Square that can also be found locally. In addition Camden, Kentish Town, Holloway and Highbury & Islington all provide a wealth of amenities including shops, restaurants and bars, with Nisa, Tesco and Sainsburys all located on Caledonian Road for localised shopping.

Tenure: Freehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	80	85
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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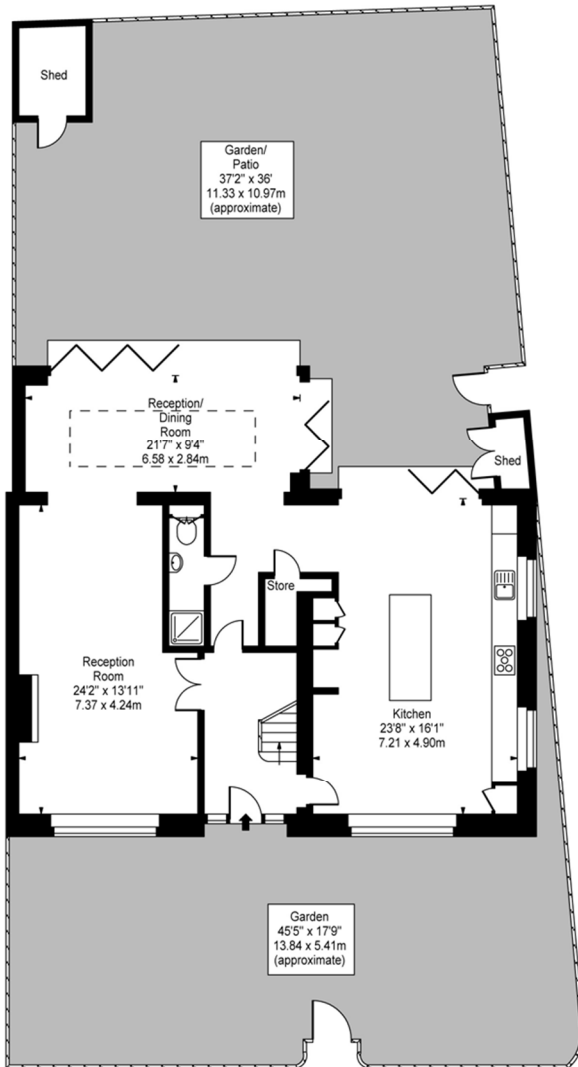
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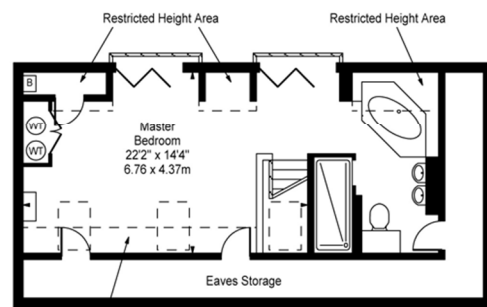
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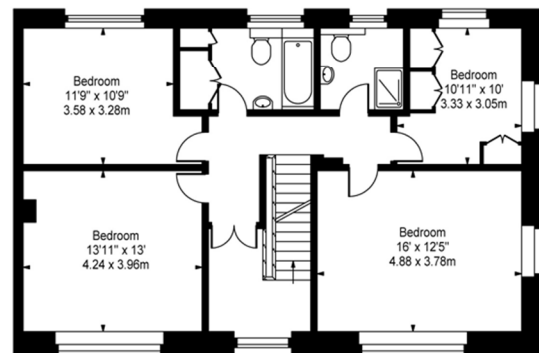
Hartham Close,
Hartham Road, N7



Ground Floor



Second Floor



First Floor

Approx Gross Internal Area **2465 Sq Ft - 220.00 Sq M**
(Excluding Restricted Height Area & Eaves Storage)
Restricted Height & Eaves Storage Area **270 Sq Ft - 25.08 Sq M**

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