

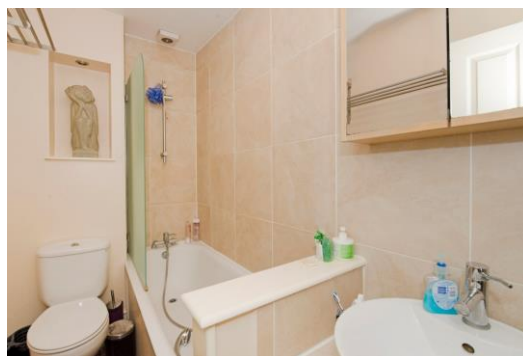


# Hildrop Crescent

London, N7

Asking Price £455,000

A delightful two-bedroom apartment arranged over the top floor of a substantial Victorian villa on a quiet tree-lined street. This light-filled apartment is in good order throughout and comprises two double bedrooms, a spacious and bright living room, separate kitchen, modern bathroom and separate toilet. Chain free and benefitting from the right to manage



# Hildrop Crescent

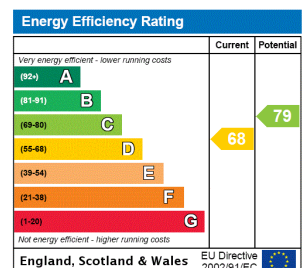
## London, N7

- CHAIN FREE
- Two bedroom apartment
- Handsome Victorian building
- Light and airy
- Good order throughout
- Self-managed block (with share in RTM company)



Hilldrop Crescent is moments from the village like Brecknock parade with its shops, cafes and Delis and in easy reach of Tufnell park, Kentish Town and Holloway. Coal Drops yard and Kings Cross are nearby as is Parliament Hill and the Heath. Transport options abound with Piccadilly and Northern Line and Overground stations all in walking distance as well as a choice of local bus routes.

**Tenure:** Leasehold with 105 years remaining.  
**Service Charge:** £500 per annum. Building Insurance- Ad Hoc  
**Ground Rent:** £250 per annum.  
**Local Authority:** London Borough of Camden  
**Council Tax Band:** C

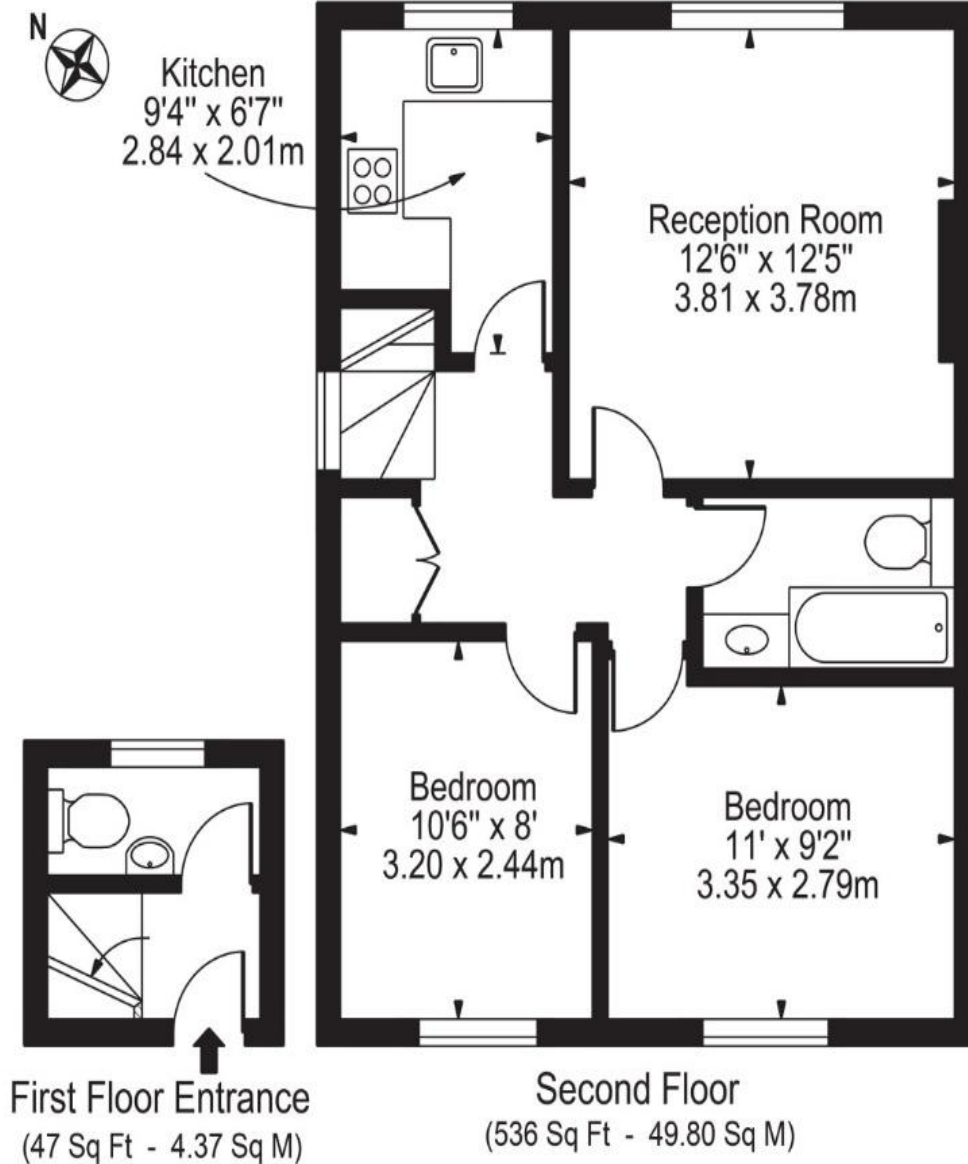


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# Hilldrop Crescent, N7

Approx. Gross Internal Area 583 Sq Ft - 54.16 Sq M



For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.