

MATTHEW JAMES

Residential Sales • Lettings • Management



Hill-Wood House Polygon Road, Euston, NW1 1QH

Asking Price £260,000

Matthew James offer for sale a first floor studio flat requiring updating. Located centrally and close to London Euston and St Pancras International Stations, whilst to the west and within walking distance are the wide open green spaces of Regents Park, Camden Town with its famous bustling market is a short walk north and well located for access to both Central and the West End of London with it's array of attractions. Available for sale chain free. Mixed tenure block.

First Floor

Lift and stair access

Entrance Hallway

Large walk-in cupboard.

Studio Room



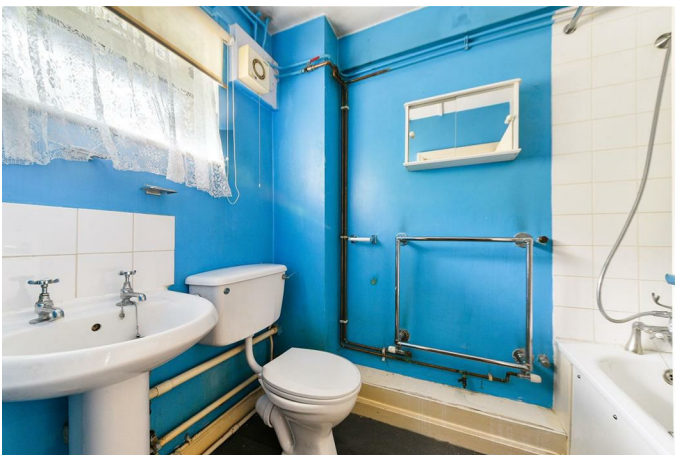
Double glazed windows with door leading out to balcony.

Kitchen



Fitted wall and base units with white ceramic wall tiling. (No white goods).

Bathroom/W.C.



A white suite comprising of a panel enclosed bath with overhead shower, wash hand basin and low flush w.c.

Balcony



Accessed via studio room.

Additional Information

New 250 Year Lease

Service Charge £1500 per annum

No Ground Rent

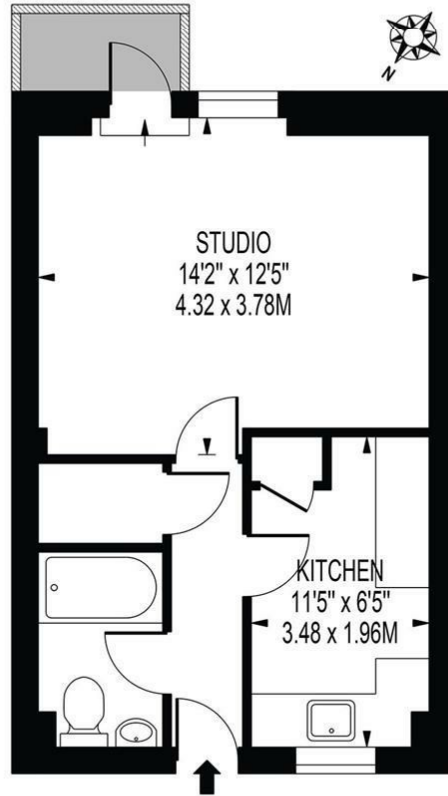
Communal Heating and Hot Water

Mixed Tenure Block

Floor Plan

HILLWOOD HOUSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 330 SQ FT - 30.64 SQ M

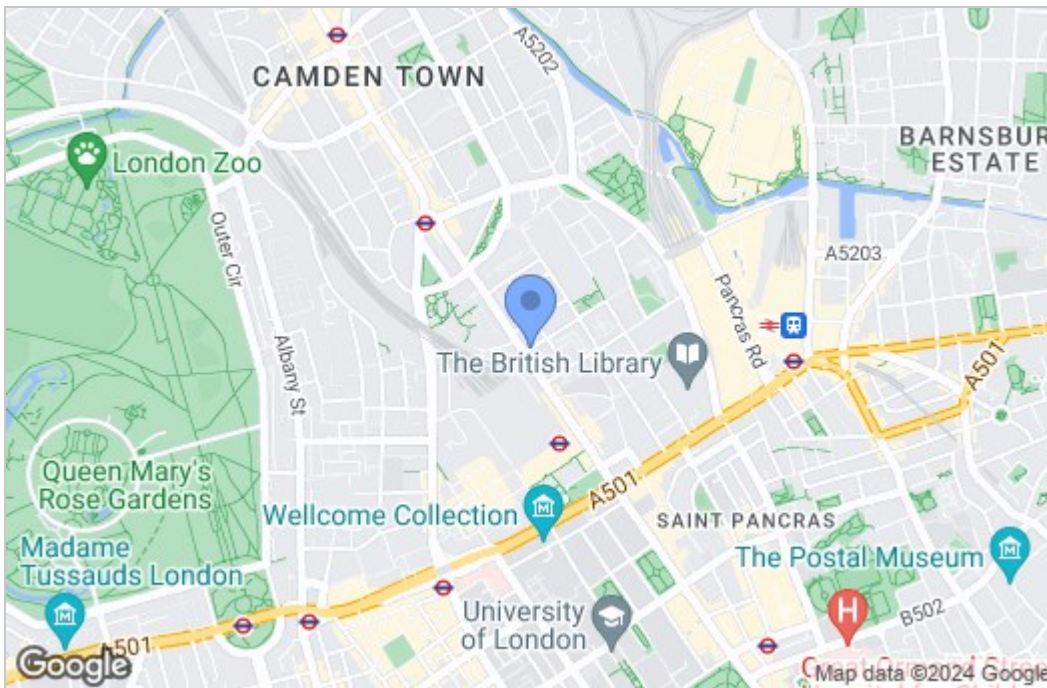


FIRST FLOOR

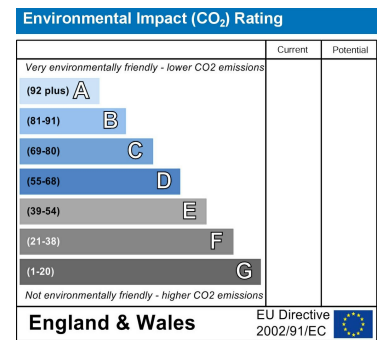
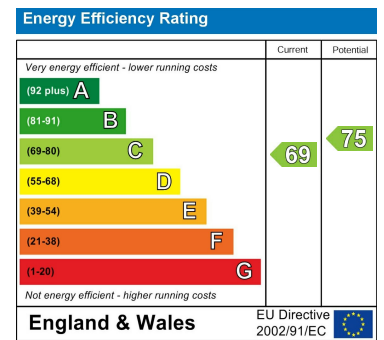
FOR ILLUSTRATION PURPOSES ONLY

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.

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

43- 45 Fortess Road, Kentish Town, London, NW5 1AD

Tel: 020 7284 4343 Email: als@matthewjames.co.uk www.matthewjames.co.uk