MATTHEW JAMES

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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 gazed 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



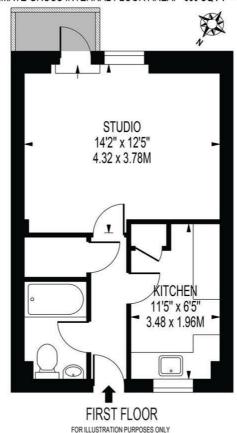
Accessed via studio room.

Additional Information

New 250 Year Lease Service Charge £1500 per annum No Ground Rent Communal Heating and Hot Water Mixed Tenure Block

HILLWOOD HOUSE

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



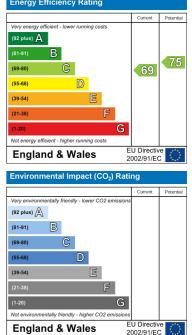
THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.

NY INTENDING PURCHASER OR LESSES SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENDURINES AND FLUL SURVEY AS TO THE CORRECTNESS OF EACH STATEMEN

Area Map

CAMDEN TOWN BARNSBURY London Zoo ESTATE Outer Cir A5203 **₩** Albany St The British Library Robert St Queen Mary's Rose Gardens Wellcome Collection SAINT PANCRAS Madame The Postal Museum Tussauds London G Map data @2024 Google

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 firms employment has the authority to make or give any representation or warranty in respect of the property.