

MATTHEW JAMES

Residential Sales • Lettings • Management



23 Hilldrop Lane, Tufnell Park, N7 0HN

Asking Price £485,000

A lovely two double bedroom 2nd (Top) floor flat within a brick built low rise building offering a bright and spacious living room with well designed open plan kitchen and dining area, oak wood flooring with zonal underfloor heating throughout and video entry phone system. This great flat is located up a quiet lane and within a short walk of both Kentish Town tube (Northern line) and Camden Road Overground with vibrant Camden Town market beyond.

Second Floor Entrance

Entrance Hallway

Video entry phone.

Living Room



This impressively sized room has glazed French doors to the front allowing superb natural light. Opening to.....

Kitchen



An extensive range of wall and base units in high gloss white finish with dark 'flecked' granite work surfaces. Integrated appliances include a tall 50/50 fridge freezer, dishwasher, washing machine, oven with four ring hob and overhead extractor canopy. Room for a breakfast table and chairs.

Bathroom



A white suite comprising of a panel enclosed bath with wall mounted shower and overhead rose, pedestal wash hand basin and w.c. Benefitting further from a large wall mounted inset mirror, towel rail and shaver point.

Bedroom One



Large fitted wardrobe, wall mounted up lights and double glazed windows.

Bedroom Two



Large fitted wardrobe, wall mounted up lights and double glazed windows.

Front Elevation



Additional Information

Long Lease with 178 years remaining

Service Charge for 24/25 £707.95

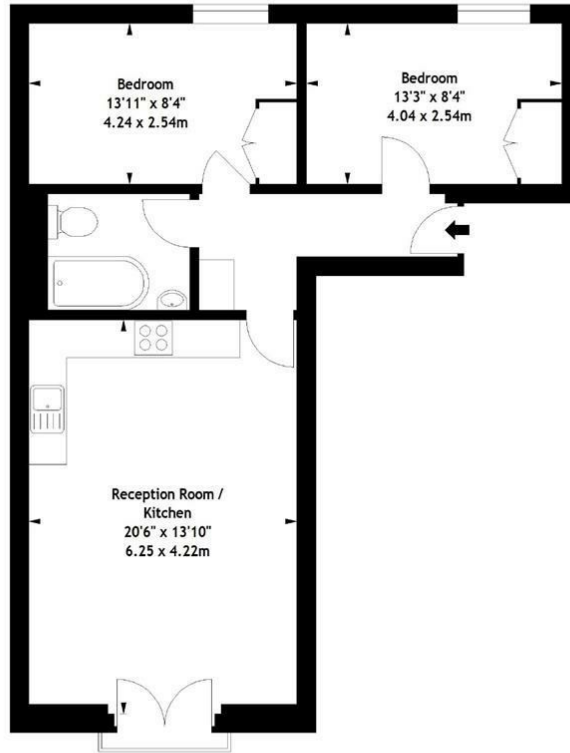
Zero Ground Rent

Islington Council Tax Band D

Floor Plan

Hilldrop Lane, N7

Approx. Gross Internal Area
650 Sq Ft - 60.4 Sq M



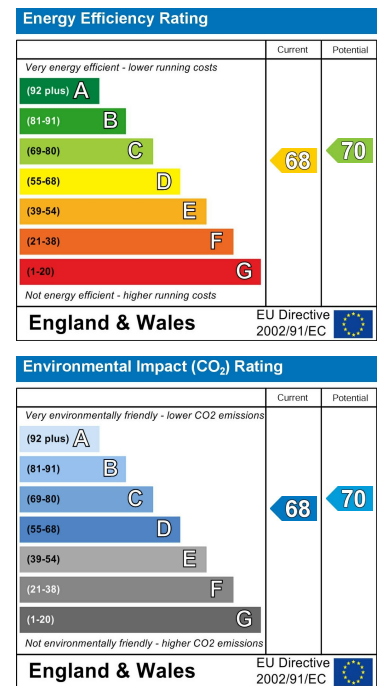
Second Floor

Measured in accordance with RICS guidelines. Every attempt is made to ensure accuracy, however all measurements are approximate. This floor plan is for illustrative purposes only and is not to scale.
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Area Map



Energy Efficiency Graph



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