



Hungerford Road, London **N7**

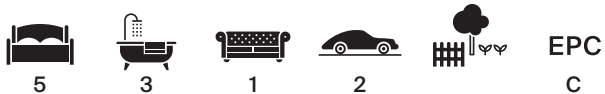
---

# Hungerford Road, London N7

A stunning five bedroom garden maisonette offering over 2,000 sq ft of beautifully presented accommodation arranged over two floors of an attractive semi-detached Victorian townhouse on this popular residential street in the heart of the Hillmarton Conservation Area.

With its own entrance from the street, the property features a fantastic 44' open-plan kitchen/reception room with a smart, contemporary kitchen at its heart together with a more traditional reception area at the front and dining area within a fully glazed rear extension opening directly on to the garden.

There are five bedrooms arranged over the two floors including a superb principal suite opening on to the garden, a generous guest bedroom and two smaller bedrooms together with a family bathroom. The lower ground floor, can be self-contained and comprises a spacious bedroom, adjacent shower room and kitchen, ideal for a nanny or else as a media/play room. Of particular note is the 45' south-east facing garden, ideal for summer entertaining. There is also off-street parking for two cars to the front.



**Guide price:** £7,500 per calendar month

**Furniture:** Available unfurnished

**Minimum length of tenancy:** 12 months

**Deposit:** £10,384.61

**Local authority:** London Borough of Islington

**Council tax band:** E



# Location

---

Hungerford Road runs between Hillmarton Road and York Way and is conveniently located for all the amenities of Holloway Road and Caledonian Road. The nearest Underground station can be found at Caledonian Road (0.3 miles - Piccadilly line). The property is also within easy reach of the Holloway Road which provides excellent bus links to Islington's fashionable Upper Street and beyond.

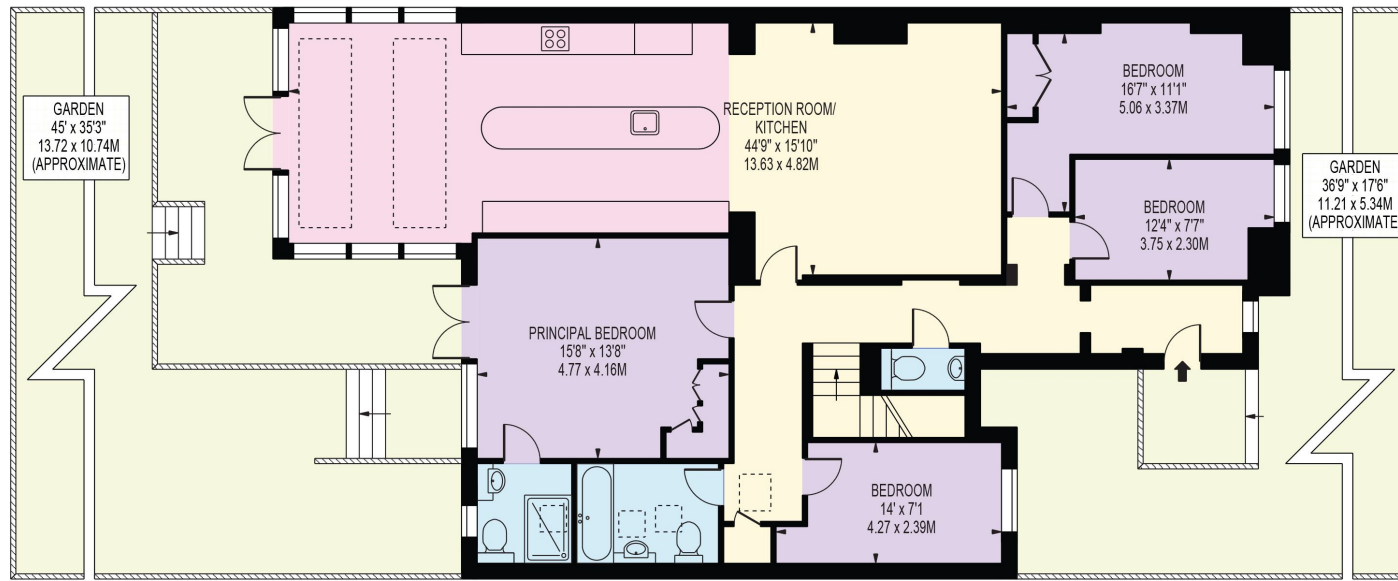




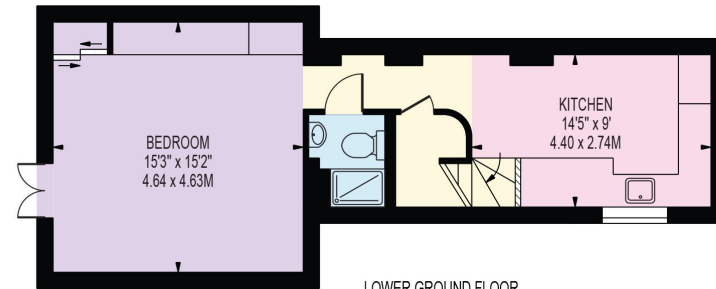
# HUNGERFORD ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 2030 SQ FT - 188.58 SQ M

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



GROUND FLOOR



LOWER GROUND FLOOR

**Knight Frank**

**Islington**

321-322 Upper Street

London

N1 2XQ

[knightfrank.co.uk](http://knightfrank.co.uk)

**I would be delighted to tell you more**

**Michal Bocian, MARLA**

020 3657 7346

[michal.bocian@knightfrank.com](mailto:michal.bocian@knightfrank.com)



All potential tenants should be advised that, as well as rent a holding deposit will be payable which is equal to one week's rent (if an AST) and two weeks' rent (if not an AST), a tenancy deposit will also be payable which is equal to 6 weeks' rent (if not an AST and/or the annual rent is over £50,000), or 5 weeks' rent (if an AST and/or the annual rent is below £50,000). If the landlord agrees to you having a pet you may be required to pay a higher deposit (if not an AST) or higher weekly rent (if an AST). An administration fee of £288 and referencing fees of £60 per person will also apply when renting a property (if not an AST). (All fees shown are inclusive of VAT). For other fees that might apply, please ask us or visit [www.knightfrank.co.uk/tenantfees](http://www.knightfrank.co.uk/tenantfees). Please note that the material information above is provided to Knight Frank by third parties and is provided here as a guide only. Some of the information provided (such as the rent, deposit or length of tenancy) is subject to change, depending on offers received by the landlord. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer for the tenancy being submitted. If we are informed of changes to this information by the landlord, we will use all reasonable endeavours to update this as soon as practical.

Fixtures and fittings: Carpets, curtains, light fittings and other items fixed to the property (and not fixed to the property) belonging to the landlord are included in any tenancy as evidenced in the inventory, unless specifically noted otherwise. All those items regarded as tenant's fixtures and fittings, are specifically excluded from any tenancy and will not be evidenced in the inventory. Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legal/privacy-statement>. Particulars dated April 2024. Photographs and videos dated April 2024.

Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN where you may look at a list of members' names. If we use the term 'partner' when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partner in a partnership. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to [marketing.help@knightfrank.com](mailto:marketing.help@knightfrank.com) or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.