



Hartham Road

Islington, N7

Offers in excess of £500,000

A stylish & generously proportioned one double bedroom maisonette with its own private patio space set within a Victorian conversion situated within the Hillmarton Conservation area with superb access to Caledonian Road underground station.

CHESTERTONS



Hartham Road

Islington, N7

- Stylish & spacious maisonette
- Large double bedroom
- Private patio space and communal gardens
- Situated within the Hillmaton Conservation area
- Short distance to Caledonian Road underground station



A stylish & generously proportioned one double bedroom maisonette with its own private patio space set within a Victorian conversion situated within the Hillmarton Conservation area with superb access to Caledonian Road underground station.

This well designed home comprises a welcoming entrance hall that leads to a utility/storage room, large contemporary principal bedroom with built in wardrobes, fully tiled four piece suite family bathroom with under floor heating and access to another large storage room, open plan kitchen/reception room that is well equipped with inbuilt appliances, room for a dining table and access via double doors to the private patio space and further communal gardens. This home is located on a quiet residential street close to Clocktower Park.

Hartham Road sits within the Hillmarton conservation area, affording superb access to the Underground at Caledonian Road (Piccadilly Line) with trains through the West End and only 1 stop from Kings Cross with the hugely popular and recently regenerated Granary Square found nearby. In addition Camden, Kentish Town, Hampstead, Holloway and Highbury & Islington all provide a wealth of amenities including shops, restaurants and bars, with Nisa, Tesco and Sainsburys all located on Caledonian Road for localised shopping.

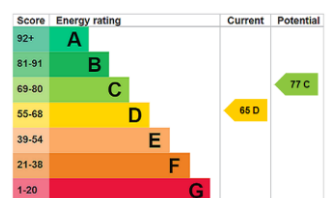
Tenure: Leasehold 102 years 9 months

Service Charge: £1548

Ground Rent: £10

Local Authority: Islington

Council Tax Band: D



Chestertons Islington Sales

327-329 Upper Street

Islington

London

N1 2XQ

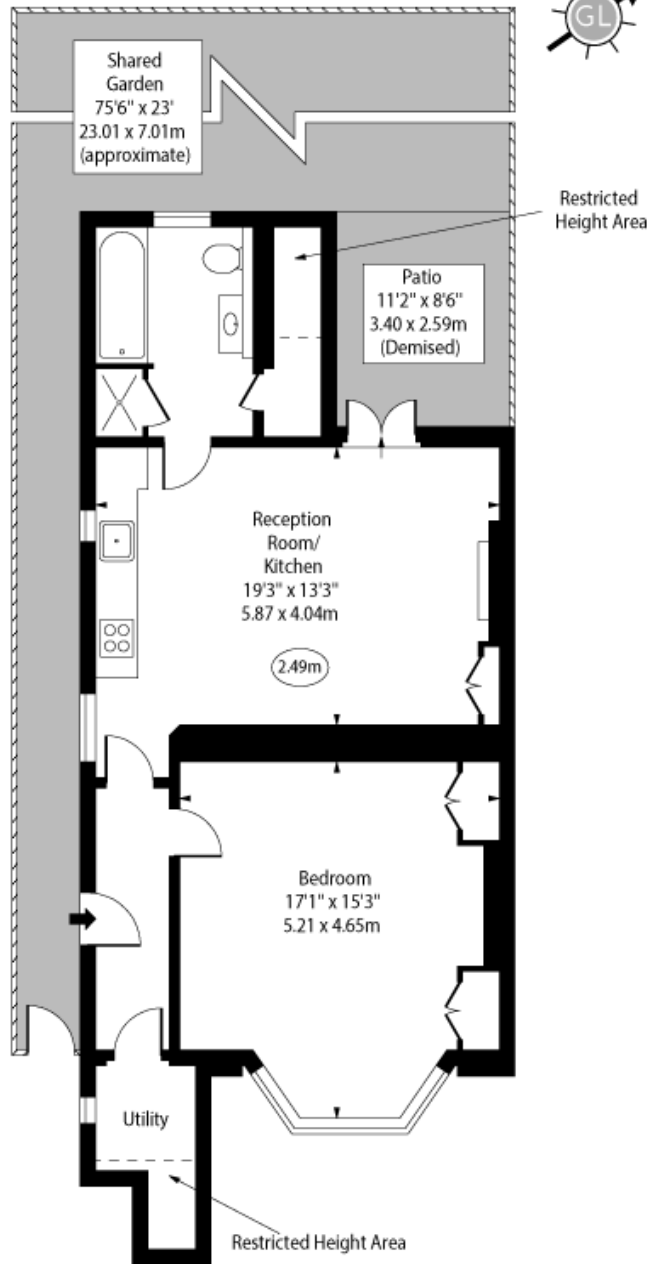
islington@chestertons.co.uk

020 7359 9777

chestertons.co.uk

Hartham Road, N7

○ - Ceiling Height



Lower Ground Floor

Approx Gross Internal Area 705 Sq Ft - 65.49 Sq M

Approx. Floor Area Including Restricted Heights 726 Sq Ft - 67.45 Sq M

Every attempt has been made to ensure the accuracy of the floor plan shown. However, all measurements, fixtures, fittings, and data shown are approximate interpretations and for illustrative purposes only. Measured according to the RICS. Not To Scale.

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