Knight Frank



HARTHAM ROAD,

London N7


COUTURE CHOCOLATE
NOSTALGIC DELIGHTS
PATISSERIE

A BEAUTIFULLY RENOVATED DETACHED HOME

Arranged over approximately 1,972 sq ft , this exceptional property has been renovated throughout to a high specification.

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Local Authority: London Borough of Islington

Council Tax band: G

Furniture: Optional

Minimum length of tenancy: 12 months

Deposit amount: £9,692.30

Available date: 20/11/26

Guide price: £7,000 per month



GENEROUS PROPORTIONS THROUGHOUT

The accommodation is wonderfully flexible: four double bedrooms plus a versatile fifth room that works perfectly as a study/home office or additional bedroom, supported by three contemporary bathrooms.

To the front, there is off-street parking on the driveway complete with an EV charger, while the front garden provides a welcoming setback from the street. To the rear, a private garden offers a calm space for relaxing and entertaining.



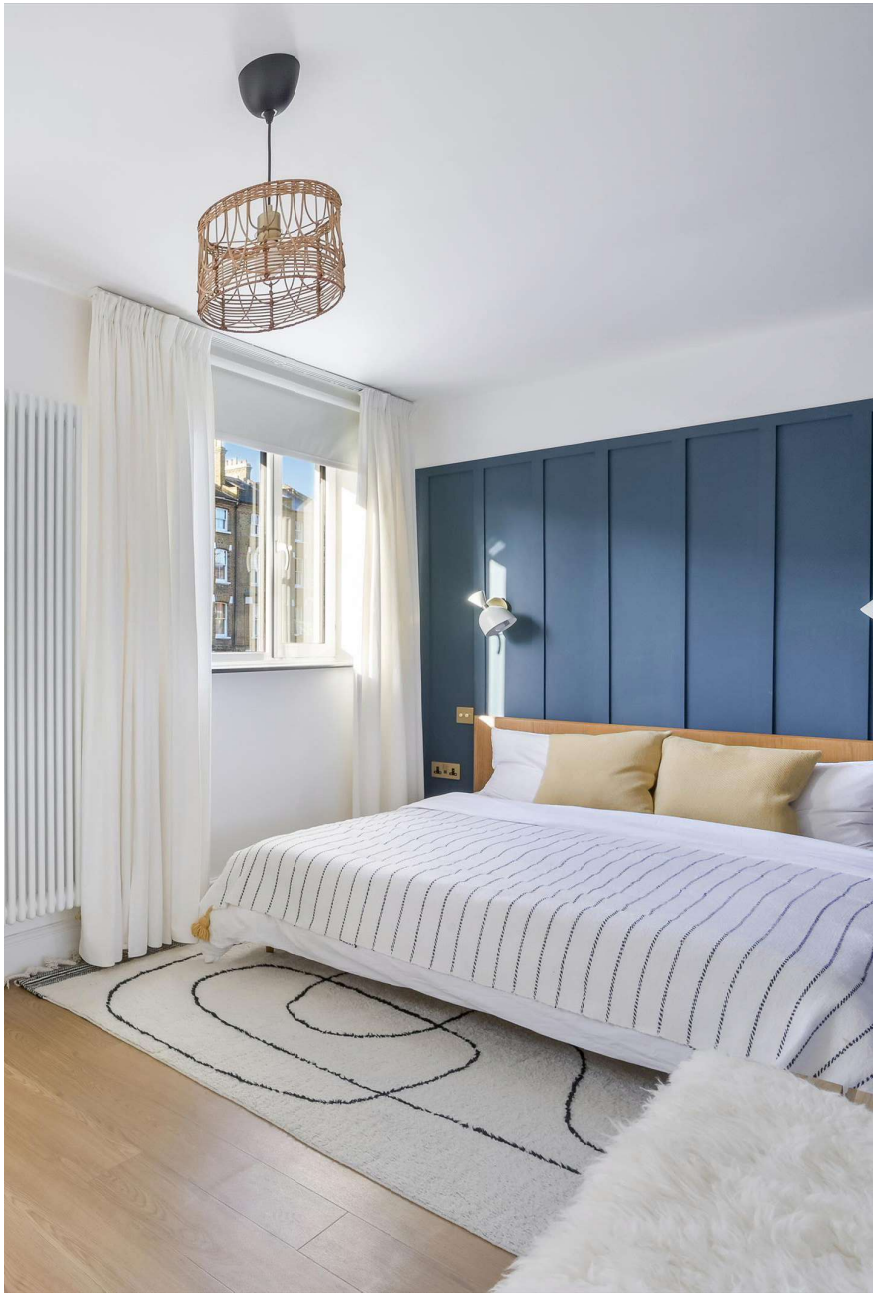



MASTERBUILT



DESIRABLE LOCATION

Hartham Road is a quiet, tree-lined residential street located in the Hillmarton Conservation Area within the Holloway district of North London. It is known for its desirable period architecture and excellent urban connectivity. The location boasts exceptional connectivity, sitting just a short walk from Caledonian Road Underground Station (Piccadilly Line) and Caledonian Road and Barnsbury Overground, providing rapid access to the West End and City.



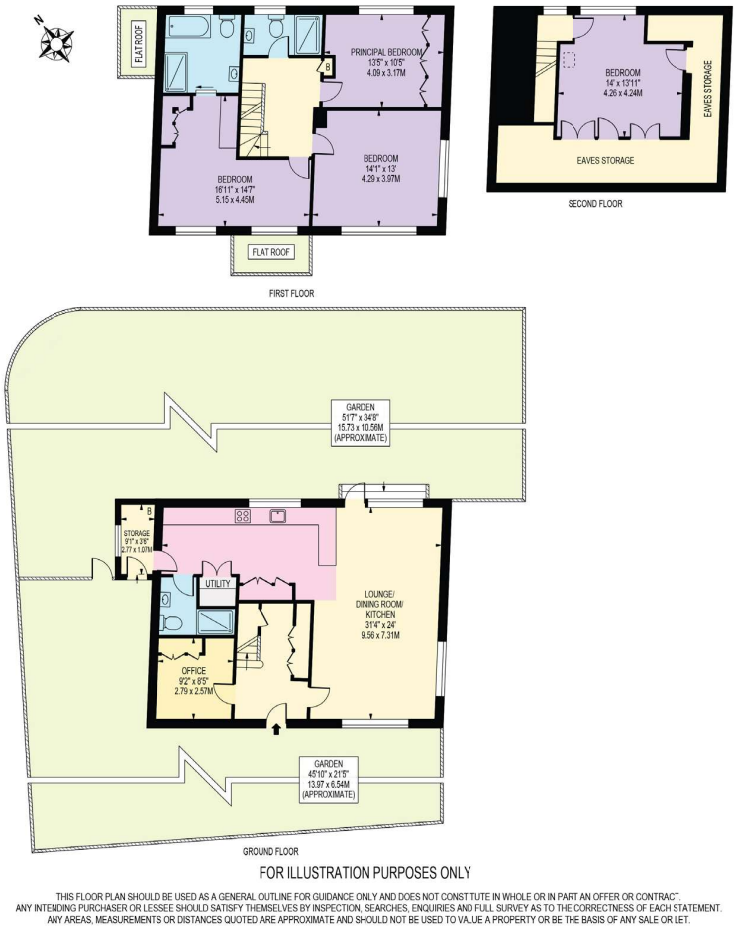






HARTHAM ROAD

APPROXIMATE TOTAL INTERNAL FLOOR AREA: **1972 SQ FT - 183.20 SQ M**
(INCLUDING RESTRICTED HEIGHT AREA & EAVES STORAGE)
APPROXIMATE GROSS INTERNAL FLOOR AREA: **1758 SQ FT - 163.28 SQ M**
(EXCLUDING RESTRICTED HEIGHT AREA & EAVES STORAGE)
APPROXIMATE GROSS INTERNAL FLOOR AREA OF RESTRICTED HEIGHT AREA & EAVES STORAGE: **214 SQ FT - 19.92 SQ M**



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.

(Including Basement / Loft Room)
Approximate Gross Internal Area = 183.2 sq m / 1,972 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted to tell you more.

Hannah Reason
020 3657 7357
hannah.reason@knightframk.com

Knight Frank Islington Lettings
321-322 Upper Street, London N1 2XQ

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