



Hartham Road

Holloway, N7

Offers in excess of £1,000,000

A charming 3 bedroom split level apartment set in a period conversion spanning over 1200sqft of living space with its own private garden located a short distance to Caledonian Underground station.

CHESTERTONS



Hartham Road

Holloway, N7

- Split level period apartment
- 3 well proportioned bedrooms
- Modern 4 piece bathroom suite
- Utility room
- Mature private garden
- Short distance to Caledonian Underground station.



A charming 3 bedroom split level apartment set in a period conversion spanning over 1200sqft of living space with its own private garden located a short distance to Caledonian Underground station.

This fantastic home comprises, a welcoming entrance space, 2 well proportioned bedrooms with built in storage on the lower floor alongside a utility room, a modern tiled family bathroom and access to the mature private garden. Heading upstairs you have large reception room with hardwood flooring, a stylish kitchen space with ample storage, a 3rd bedroom and a separate WC.

Buyers will acquire the leasehold for the property and the entire freehold of the building which is included in the sale.

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 that can also be found locally. In addition Camden, Kentish Town, Holloway and Highbury & Islington all provide a wealth of amenities including shops, restaurants and bars, with Nisa, Tesco and Sainsbury's all located on Caledonian Road for localised shopping.

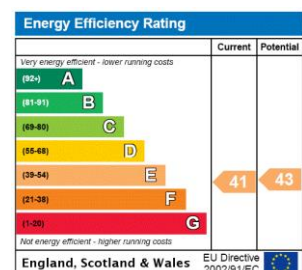
Tenure: Leasehold 86 years 7 months

Service Charge: £649 £649.00 is for 50% of the annual building insurance

Ground Rent: £10

Local Authority: Islington

Council Tax Band: E



Chestertons Islington Sales

327-329 Upper Street

Islington

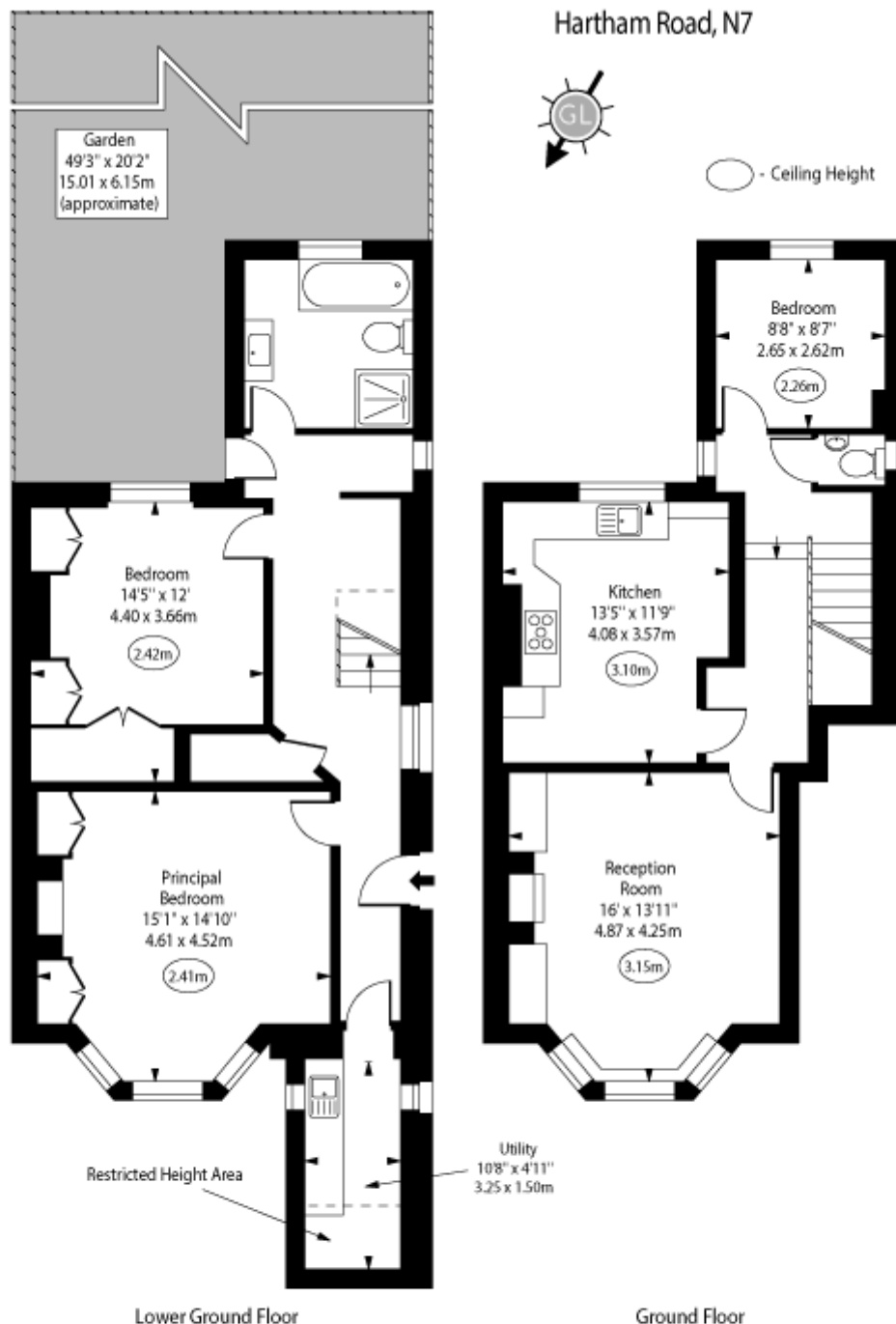
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Approx Gross Internal Area 1244 Sq Ft - 115.57 Sq M
 Approx. Floor Area Including Restricted Heights 1260 Sq Ft - 117.05 Sq M

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 IPMS 2. Not To Scale.

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