

MATTHEW JAMES

Residential Sales • Lettings • Management



Hilldrop Crescent, London, N7 0JD

Asking Price £650,000

An impressive three double bedroom garden flat situated on the ground floor of a low rise ex local authority building. This excellent property offers great space throughout, with a good sized eat-in kitchen breakfast room and a lovely landscaped courtyard garden as well as a large lawned communal gardens to the rear. The property is located within walking distance of an eclectic mix of independent shops, cafes and restaurants along Brecknock Road, Tufnell Park and Kentish Town and within a short bus ride of Camden Town's famous market and canal. Transport links include Kentish Town Underground and Overground Stations (Northern Line and Thameslink) and Caledonian Road Underground Station (Piccadilly Line), along with a number of local bus routes. Leasehold.

Ground Floor Entrance

Accessed through a communal hallway

Hallway

Features include engineered oak flooring, a large walk in storage cupboard with shelving and also housing the flats washing machine, entry-phone system and radiator.

Living Room



A generous, bright reception room with twin double glazed casement windows to the front of the building, engineered oak flooring, spotlights on tracks and radiator.

Kitchen Breakfast Room



A modern and light kitchen breakfast room, featuring cream wall and base units with black fittings, under unit lighting and height adjustable wood effect work surfaces, incorporating a ceramic hob and a one and a half bowl stainless steel sink and mixer tap. Integrated appliances include a fridge/freezer, eye level fan assisted oven/grill and dishwasher. Other features include tiled splashbacks, a pod of spotlights, light grey wood effect laminated flooring, Vaillant combi boiler housed in a cupboard, double glazed casement windows and door giving access to the private garden at the rear of the building.

Bedroom One



A good sized double bedroom with engineered oak flooring, double glazed twin casement windows overlooking the garden to the rear of the building, built-in wardrobe/storage cupboard with shelving, pendant light fitting and radiator.

Bedroom Two



A large double bedroom with engineered oak flooring, double glazed casement windows to the front of the building, pendant light fitting and radiator.

Bedroom Three



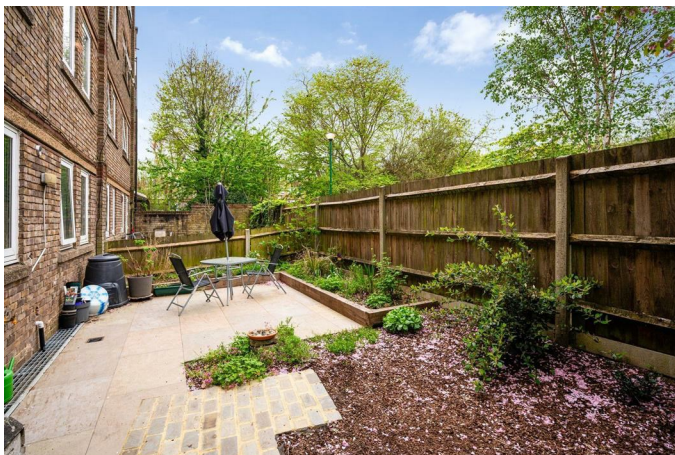
Features include engineered oak flooring, double glazed casement windows to the rear and side elevation, pendant light fitting and radiator.

Wet Room



A large, wheelchair friendly wet room accessed through a sliding door with a wall mounted/hand held shower fitting and mixer taps with shower curtain, PVC shower wall panelling, non-slip wet room vinyl flooring, low flush W.C, wall mounted wash basin and wall mounted chrome heated towel rail.

Rear Garden



A secluded rear garden with paved patio and raised beds, a soft play bark floor area and mature planting including a beautiful cherry tree.

Communal Gardens

Set to the rear of the building is also a large communal gardens mainly laid to lawn with bench seating and a swing.

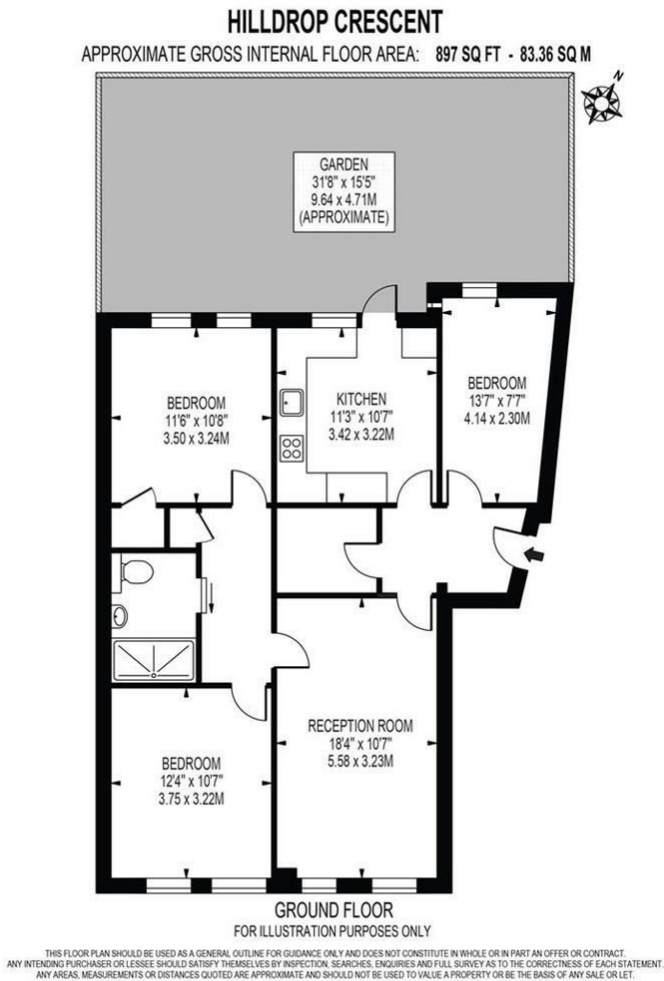
Exterior



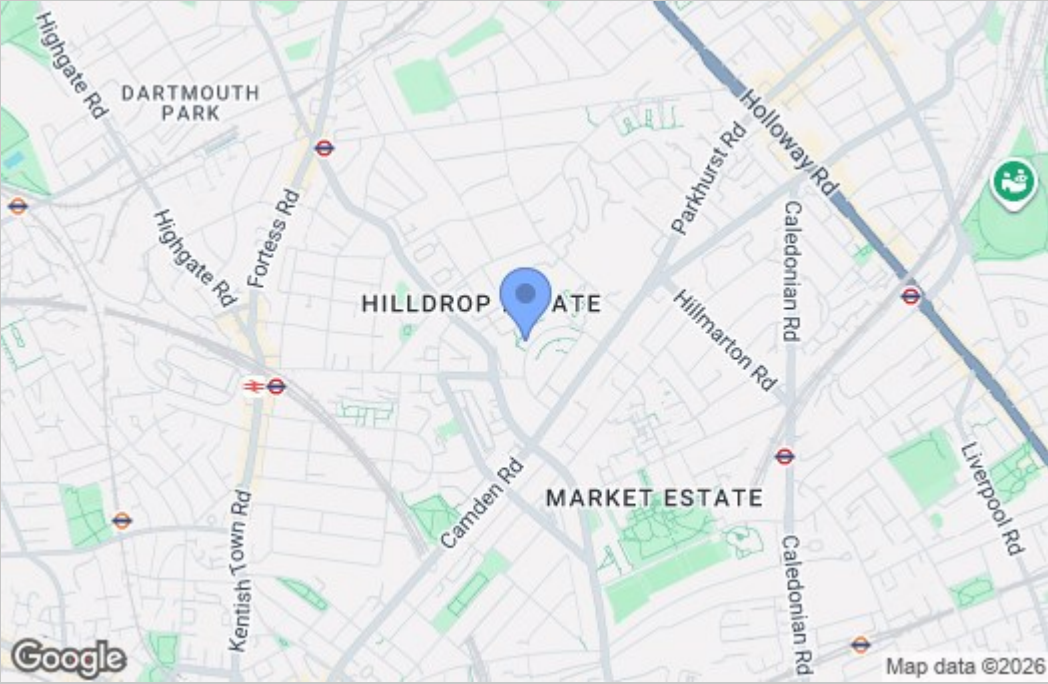
Additional Information

Remaining Lease Length 171 Years
Service Charge £2296.90 Per Annum
Ground Rent £10 Per Annum
Islington Council Tax Band D

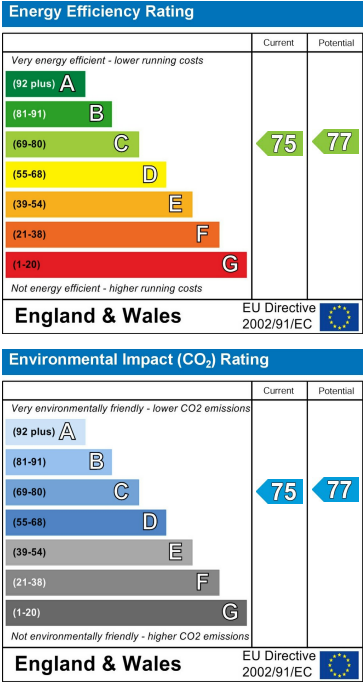
Floor Plan



Area Map



Energy Efficiency Graph



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