



Hartham Road

Islington, N7

Asking Price £700,000

A well proportioned two double bedroom maisonette with its own private garden and large communal garden situated within the Hillmarton Conservation area with superb access to Caledonian Road underground station.

CHESTERTONS



Hartham Road

Islington, N7

- Well proportioned ground floor maisonette
- Two double bedrooms
- Private garden space and expansive communal gardens
- Within the Hillmarton Conservation area
- Superb access to Caledonian Road underground station



A well-proportioned two double bedroom maisonette with its own private garden and large communal garden situated within the Hillmarton Conservation area with superb access to Caledonian Road underground station.

This fantastic maisonette with its own front door comprises, a bright and spacious reception room, two double bedrooms with the 2nd having ample built in storage space, fully tiled family bathroom, a well-equipped modern kitchen space with ample space and room for a dining table, off the kitchen space there is access to the private garden space that has decking and is extremely quiet and following on there is a further large communal garden that is well maintained.

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 Sainsbury's all located on Caledonian Road for localised shopping.

Tenure: Share of Freehold 84 years 2 months

Service Charge: £1636.2 Includes building insurance and contribution to reserve fund

Ground Rent: £0

Local Authority: Islington

Council Tax Band: E

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	64 D	78 C
39-54	E		
21-38	F		
1-20	G		

Chestertons Islington Sales

327-329 Upper Street

Islington

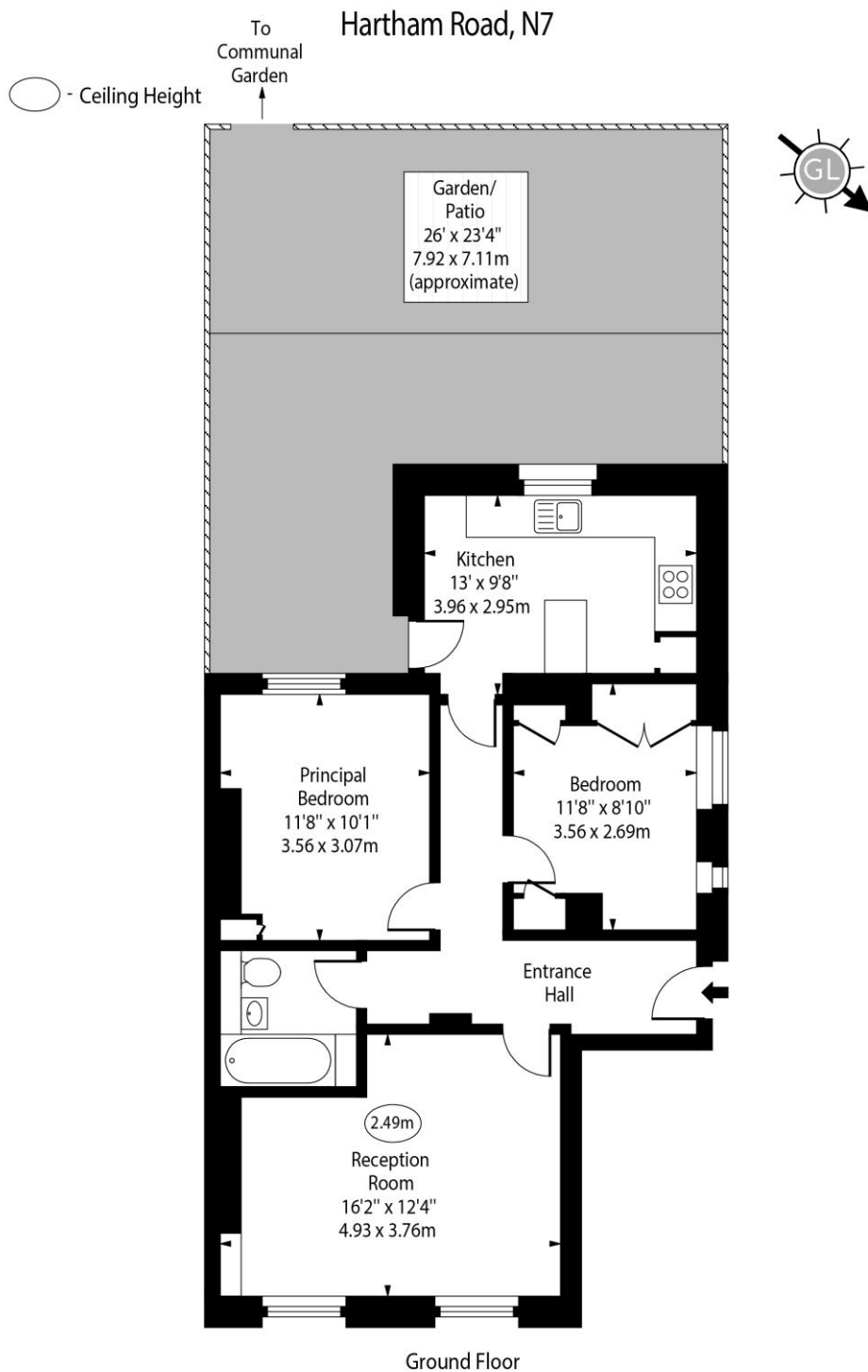
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Approx Gross Internal Area 696 Sq Ft - 64.66 Sq M

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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