

MATTHEW JAMES

Residential Sales • Lettings • Management



Hillmarton Road, London, N7 9JW

Asking Price £599,950

A light and airy, two double bedroom 1st floor apartment set within a Victorian conversion, conveniently located within easy walking distance of the Camden, Holloway and Camden Roads and a host of local shops, cafes, restaurants and transport links, including both Caledonian Road and Holloway Road Piccadilly Line Stations and also Caledonian Road & Barnsbury Mildmay Overground Station, along with a number of bus routes, giving access to Central London. This apartment benefits from high ceilings throughout, a sizeable bright lounge, separate kitchen, two double bedrooms and a family bathroom. Use of communal gardens to both front and rear of the building. Share of Freehold.

First Floor Entrance

Door to flat accessed via a communal carpeted hallway and stairs.

Hallway

An 'L' shaped hallway with a fitted carpet, a large walk-in curtained off storage area with shelving, entryphone system and pendant light fittings.

Lounge



A generous, bright and airy space featuring a high ceiling, fitted carpet, sash windows to the front of the building, shelving with low level storage cupboards below, a feature fireplace with a wood surround and slate hearth, pendant light fitting and radiator. Opening giving access to the separate kitchen.....

Kitchen



Featuring wooden wall and base units with stainless steel fittings and white worksurfaces, incorporating a stainless steel sink/drainage unit with mixer tap, a freestanding oven/cooker with four ring gas hob, undercounter fridge/freezer, washing machine, sash window to the front of the building, wood flooring, tiled splashbacks and inset spotlights.

Bedroom One



A good sized double bedroom with a fitted carpet and high ceiling, sash windows to the rear of the building, shelving, pendant light fitting and radiator

Bedroom Two



A double bedroom with a fitted carpet and a high ceiling, sash windows to the rear of the building, pendant light fitting and radiator

Exterior



Communal Gardens

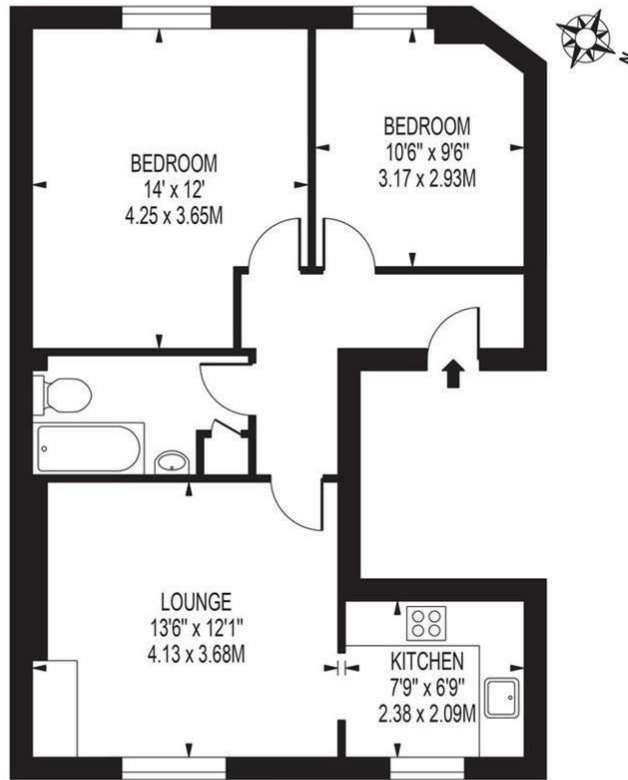
Use of communal gardens to front and rear of the building.

Additional Information

Share of Freehold
Underlying Lease - 999 Years From 25/12/1991
Islington Council Tax Band D

Floor Plan

HILLMARTON ROAD
 APPROXIMATE GROSS INTERNAL FLOOR AREA: 595 SQ FT - 55.27 SQ M

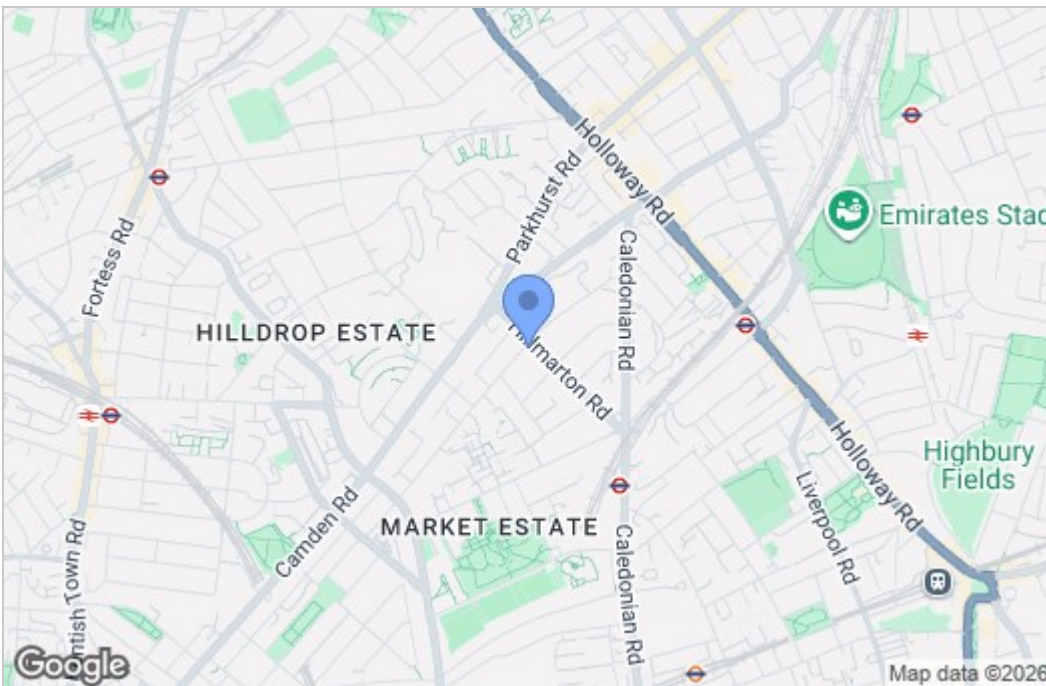


FIRST FLOOR

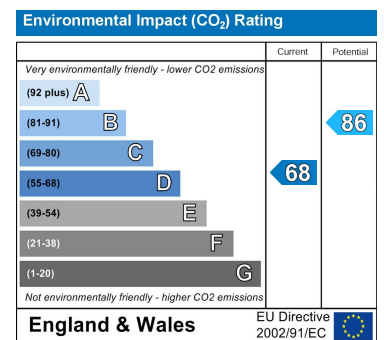
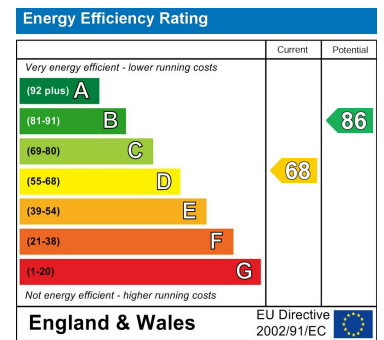
FOR ILLUSTRATION PURPOSES ONLY

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.

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

43- 45 Fortess Road, Kentish Town, London, NW5 1AD

Tel: 020 7284 4343 Email: als@matthewjames.co.uk www.matthewjames.co.uk