



# Warlters Road

London, N7

Asking Price £975,000

A charming three bedroom home located on a quiet street in the Hillmarton Conservation area and in easy reach of the fantastic amenities of Holloway, Kings Cross and Archway. This wonderful property has a light and bright aspect, lovely period features and the benefit of a delightful 40ft rear garden. The house needs modernisation but has the potential to be a stunning home. Subject to planning there is the option to build into the loft. Being sold chain-free.

CHESTERTONS



# Warlters Road

## London, N7

- Chain-free
- Three bedrooms
- Scope for going into the loft
- Well-located
- 40ft rear garden



The property is within the catchment of the Grafton Primary School (OFSTED outstanding) and offers excellent access to the Underground at Holloway Road (Piccadilly Line) with trains through to the West End and only 2 stops from Kings Cross, or the Overground at Caledonian Road & Barnsbury. In addition Camden, Kentish Town, Holloway and Islington all provide a wealth of amenities including shops, restaurants and bars, with Waitrose, Marks & Spencer and Selbys department store all on Holloway Road. For those who enjoy sporting activities, Islington tennis centre can be found locally on Market Road and the Sobell Leisure Centre on Hornsey Road.

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**Tenure:** Freehold

**Service Charge:** £0

**Ground Rent:** £0

**Local Authority:** Islington Council

**Council Tax Band:** F

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*Chestertons Camden & Kentish Town Sales*

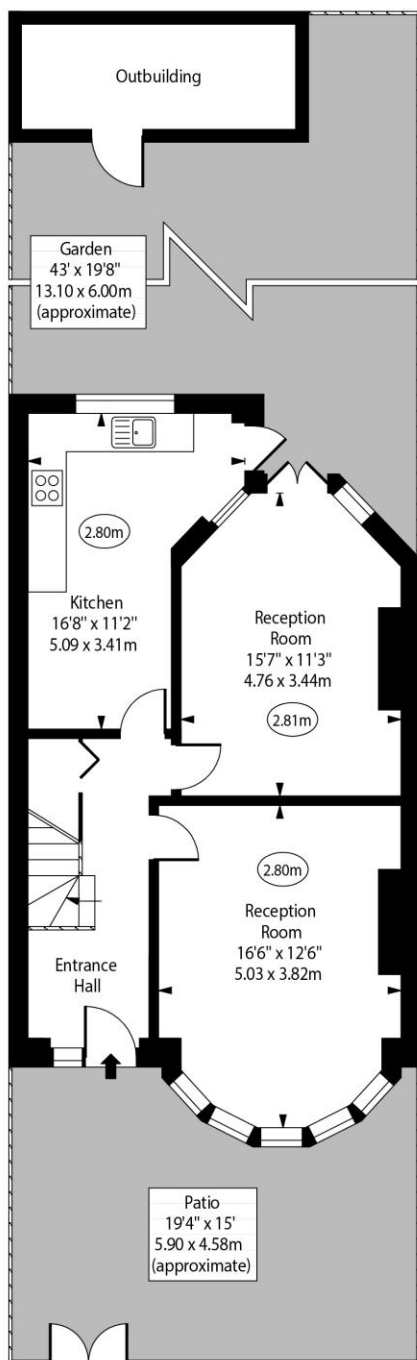
225 Kentish Town Road

London

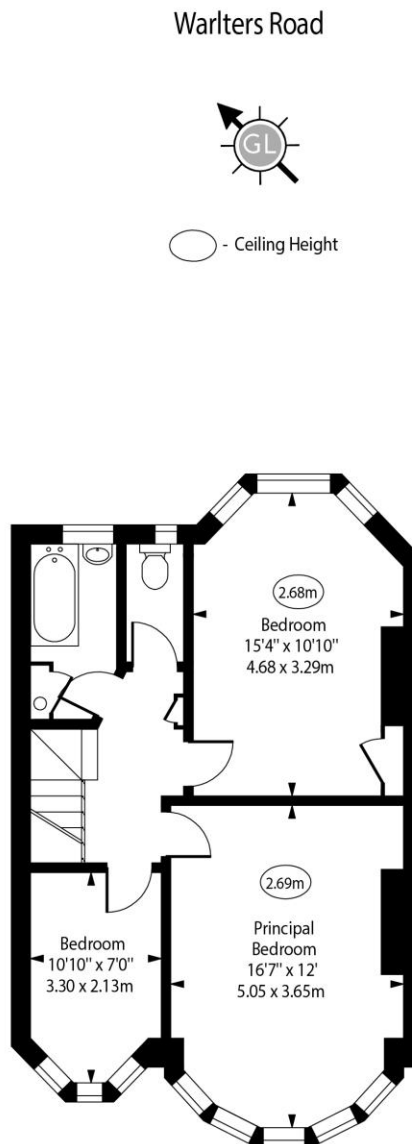
NW5 2JU

020 7267 2053

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Ground Floor  
Gross Internal Area - 618 Sq Ft - 57.41 Sq M



First Floor  
Gross Internal Area - 552 Sq Ft - 51.28 Sq M

Approx Gross Internal Area 1170 Sq Ft - 108.69 Sq M

(Excluding Out Building)

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.

[www.goldlens.co.uk](http://www.goldlens.co.uk)

Ref. No. 032130J

Walters Road



○ - Ceiling Height

