



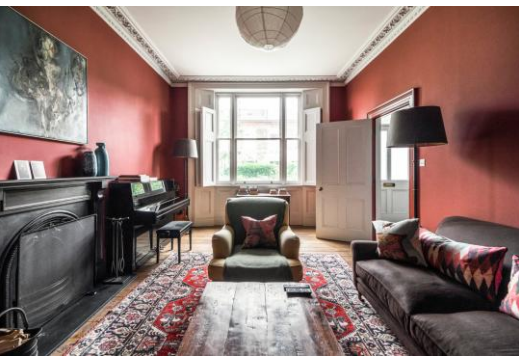
Beacon Hill

Holloway, N7

Asking Price £2,250,000

A stunning, substantial semi-detached family home with accommodation extending to six double bedrooms, two bathrooms, two reception rooms and a stunning open-plan kitchen/dining room.

CHESTERTONS



Beacon Hill

Holloway, N7

- Substantial semi-detached house
- Six double bedrooms
- Two reception rooms
- Fabulous garden
- Hillmarton Conservation area
- Superb access to Caledonian Road Underground (Piccadilly Line)



A stunning, substantial semi-detached family home with accommodation extending to six double bedrooms, two bathrooms, two reception rooms and a stunning open-plan kitchen/dining room. The house has been beautifully & lovingly refurbished in a traditional style by the current owner with a superb eye for attention to detail. A true gem of a family home and rarely found with such accommodation in this area. The ground floor is home to a charming reception room to the right as you walk in complete with working fire and wonderful ornate ceiling cornice. To the left there is a beautiful dining room with ornate fireplace, exposed floorboards and delightful ornate ceiling cornice. The dining room opens to a spacious kitchen/family/breakfast room with double doors opening to the fabulous private rear garden. Located off the kitchen is the utility room with a separate guest WC.

On the first floor can be found four well-proportioned double bedrooms with a family bathroom located on the half landing. The top floor houses two further well-proportioned double bedrooms both with ample eaves storage and a shower room. To the rear is a fabulous garden with the benefit of side access. Beacon Hill sits with the Hillmarton conservation area, affording superb access to the Underground at Caledonian Road (Piccadilly Line) with trains through the West End and out to Heathrow. In addition, Camden, Kentish Town, Holloway and Islington all provide a wealth of amenities including shops, restaurants and bars, with Nisa, Tesco and Sainsburys all located on Caledonian Road for localised shopping, along with the newly opened Starbucks. The destination location that is Kings Cross/ St Pancras International is just first stop, with its array of restaurants, bars, boutique shops & galleries along with vibrant public spaces.

Tenure: Freehold

Service Charge: £0

Ground Rent: £0

Local Authority: Islington

Council Tax Band: G

Chestertons Islington Sales

327-329 Upper Street

Islington

London

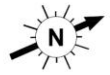
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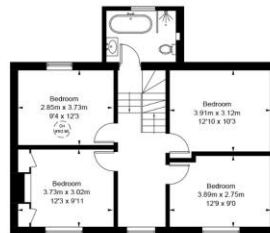
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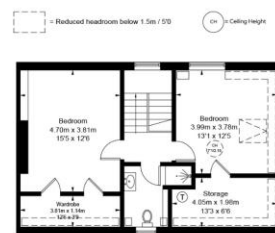
BEACON HILL, N7



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

APPROXIMATE GROSS INTERNAL AREA
GROUND FLOOR = 1101 SQ FT / 102.3 SQ M
(EXCLUDING REDUCED HEADROOM)
FIRST FLOOR = 705 SQ FT / 65.5 SQ M
SECOND FLOOR = 581 SQ FT / 54.0 SQ M
(EXCLUDING REDUCED HEADROOM)
REDUCED HEADROOM = 69 SQ FT / 6.4 SQ M
TOTAL = 2456 SQ FT / 228.2 SQ M

THIS PLAN IS FOR LAYOUT GUIDANCE ONLY. NOT DRAWN TO SCALE UNLESS STATED. WINDOWS AND DOOR OPENINGS ARE APPROXIMATE. WHILST EVERY CARE IS TAKEN IN THE PREPARATION OF THIS PLAN, PLEASE CHECK ALL DIMENSIONS, SHAPES AND COMPASS BEARINGS BEFORE MAKING ANY DECISIONS RELIANT UPON THEM. (ID1102964)

