

hotblack desiato

ESTATE AGENTS

HILLMARTON ROAD, N7 9JD

£700,000



An impressive two double bedroom flat arranged on the raised ground floor of a large semi-detached Victorian house within the Hillmarton Conservation Area. The bright and airy flat features a fantastic, open plan kitchen / reception room, high ceilings, large windows and oak flooring. This contemporary flat has been skillfully converted, blending period detail with modern design to great effect. All modes of public transport are only a few minutes' walk away. The City, Kings Cross, Islington and Camden Town are all within striking distance and offer a huge choice of restaurants, bars, cinemas, theatres, galleries and nightlife.

- RAISED GROUND FLOOR
- TWO DOUBLE BEDROOMS
- BATHROOM
- OPEN PLAN RECEPTION/KITCHEN
- OAK FLOORING
- 10' CEILING HEIGHTS
- EASY ACCESS INTO CENTRAL LONDON
- Share of Freehold
- Service Charge: £500 p/a approx.
- Council Tax: £1,429 (Band D)
- Approx. Sq Ft: 744 sq ft
- Rental Estimate: £500 per week



Hillmarton Road N7

Gross Internal Area:

69 Sq. metres

744 Sq. feet

(Includes reduced height areas)



Energy Efficiency Rating

Very energy efficient - lower running costs

(92 plus) **A**

(81-91) **B**

(69-80) **C**

(55-68) **D**

(39-54) **E**

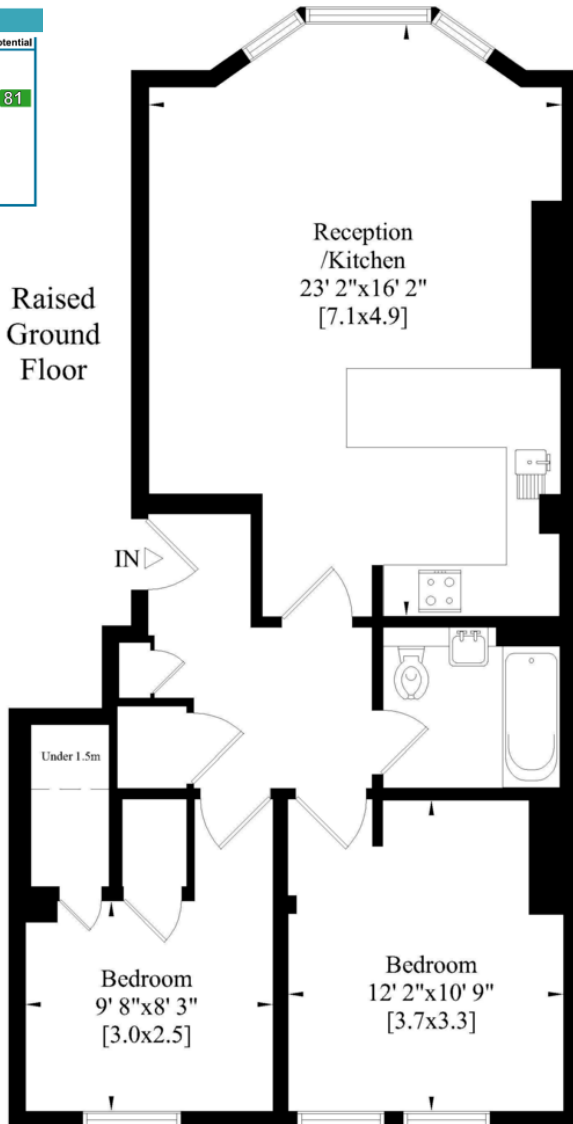
(21-38) **F**

(1-20) **G**

Not energy efficient - higher running costs

Current	Potential
72	81

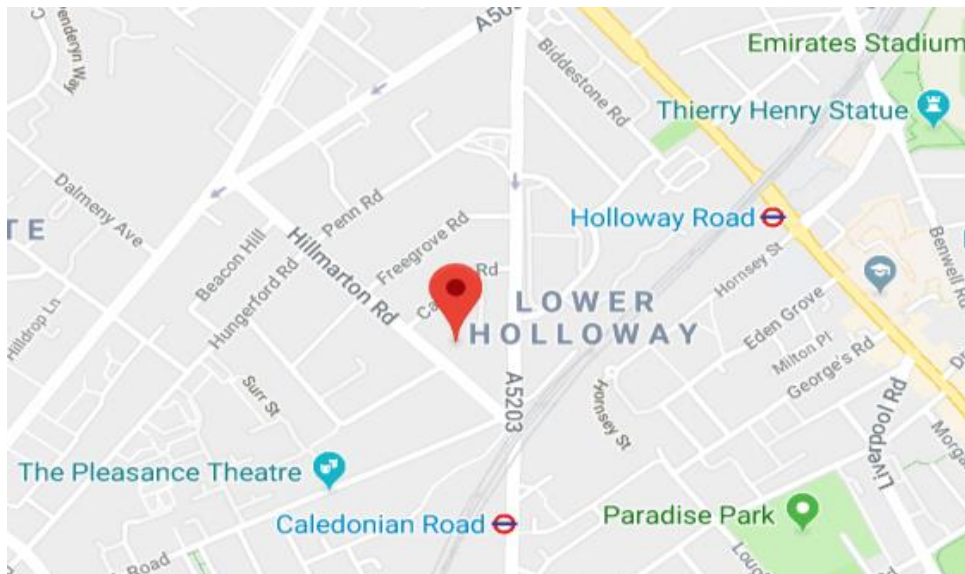
Raised
Ground
Floor



Whilst every attempt has been made to ensure the accuracy of this floor plan, measurements of doors, windows and rooms are approximate. For identification purposes only. Not to scale. ©

INSIDER'S GUIDE - a perspective from the present owner

This flat never fails to inspire my brother and I, who have spent 5 happy years living here. The huge ceilings create a sense of expanse whilst retaining the sense of cosiness one wants in a home. It's moments on the Piccadilly Line into Central London but also easy to get to Angel, Hackney and Hampstead Heath. It's got everything!



TRANSPORT LINKS

Caledonian Road (Piccadilly line) is approximately 0.2 miles away.

Highbury & Islington (Great Northern, Overground & Victoria) is approximately 1 mile away.

There are numerous bus routes close by giving access to Islington, Camden Town, Kings Cross, the City and West End.

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