





HUME COURT, HAWES STREET, LONDON, N1

£600,000 LEASEHOLD

A 752 SQ. FT. SPLIT LEVEL THREE BEDROOM PURPOSE BUILT APARTMENT IN HEART OF ISLINGTON

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DESCRIPTION:

This bright, South and North facing three-bedroom, one-bathroom, separate kitchen and living room split level apartment is situated on the desirable Hawes Street and only 0.6 miles to Angel tube station.

Spread over two floors, this property offers a distinct separation between living and sleeping areas, ensuring privacy and a house-like feel within a flat. The bright and airy South facing reception area is separate from the kitchen giving extra space for a dining area where the large windows flood the space with natural light, creating a warm and inviting atmosphere. The kitchen is fully equipped with contemporary appliances and plenty of storage, making it a pleasure for those who enjoy cooking. The separate guest W/C is located near the entrance door on this level. Location on the upper floor are two double bedrooms and a single bedroom, all of which are well-proportioned, providing ample space for rest and relaxation. This floor is complete with a three-piece family bathroom with shower room. The building benefits from a secure entry system, providing peace of mind for residents.

The property is just a short distance from a vast selection of restaurants, bars and shops on Upper Street as well as being withing striking distance from a number hugely popular gastro pubs. An array of brilliant transport links are on hand with a number of options for easy travel across London. Angel station (Northern line) and Highbury and Islington (Victoria line and overground) are both within easy reach whilst a large number of bus routes facilitate effortless access to the City and West End. St Pancras is also close by for convenient international transport links.

Any associated charges including, but not limited to, service charge, ground rent and sinking funds outlined in the marketing material is an approximation calculated using information provided by and described by the client at the time of instruction. The actual cost may be subject to change and therefore we recommend all interested parties carry out their own enquiries.

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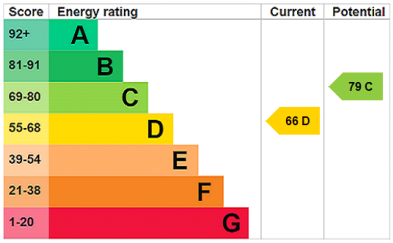
Hume Court

Total area: approx. 757.2 sq. feet (70.3 sq. metres)



All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.
- @modephotouk | www.modephoto.co.uk
Plan produced using PlanUp.

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.



https://www.winkworth.co.uk/sale/property/ISL260548

Tenure: Leasehold

Term: 175 year and 4 months (Subject to change)

Service Charge: TBC

Ground Rent: £ 10 Annually (Subject to review)

Council Tax Band:

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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