

**WILLIAMSON STREET, N7
OFFERS IN EXCESS OF
£850,000 FREEHOLD**

**Offering for sale a three bedroom house arranged
over three floors of a building in the N7 area.**





Williamson Street is located between Camden Road and Parkhurst Road, nearest tube stations being Holloway Road & Caledonian Road (both Piccadilly Line) and close to local bus services, shops & cafes. The Kings Cross area is one stop along the Piccadilly line from Caledonian Road tube station, for its amenities including Kings Cross rail stations, St Pancras Eurostar services, the Regents canal, Granary Square & the shops and restaurants of Coal Drops Yard. The Camden Town area is served by bus services from Camden Road for its attractions including Camden Market alongside the Regents Canal. Islington Upper Street & Highbury Corner are served by bus services from Holloway Road, in one direction and Highgate in the other.

The house has a utility room on the lower floor. The ground floor comprises of a kitchen/breakfast room (with access to the rear garden) and a garage (that is split by a wall and currently used as a rec room and a storage area). Stairs then lead up to a half landing where there is a wet room. On the first floor there is a bedroom and a reception room (that is currently used as a further bedroom). Stairs continue up to a half landing where there is a bathroom and on the second (top) floor above there are two further bedrooms

Parking: Off street parking

Utilities: The property is serviced by mains water, electricity, gas and sewage

Broadband and Data Coverage Ultrafast Broadband services are available via Openreach, Hyperoptic, Virgin Media, with a good level of mobile phone coverage.

Construction Type: To be advised

Heating: Gas

Council Tax: London Borough of Islington - Council Tax Band: F (£2,905.97 for 2025/26).













Whilst every attempt has been made in good faith to ensure the accuracy of these details, all data shown including the floorplan, are an interpretation for illustrative purposes only and should be used as a general outline for guidance only and is/are not to scale. Any areas, measurements or distances quoted are approximate and should not be relied upon to value a property or be the basis of any sale or let. Any intending purchaser should satisfy themselves by inspection, searches, enquires and full survey as to the correctness of each statement contained within these particulars and are not to be relied upon as a statement or representation of fact. No responsibility is taken for any error, omission, mis-statement or use of data shown. Please note the floor plan has been carried out by an independent company.

The agent has not tested any apparatus, equipment, fixtures & fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. These details may depict items that are not for sale or included in the sale of the property. Please note that we have not checked the situation with regards to planning consents, building regulation consents and any other relevant consent relating to this property, therefore any interested applicant should carry out their own enquiries with the appropriate parties and/or authorities. These particulars do not form part of any contract and all properties are offered subject to contract.

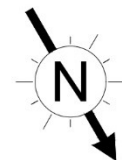
Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Williamson Street, N7 0SQ

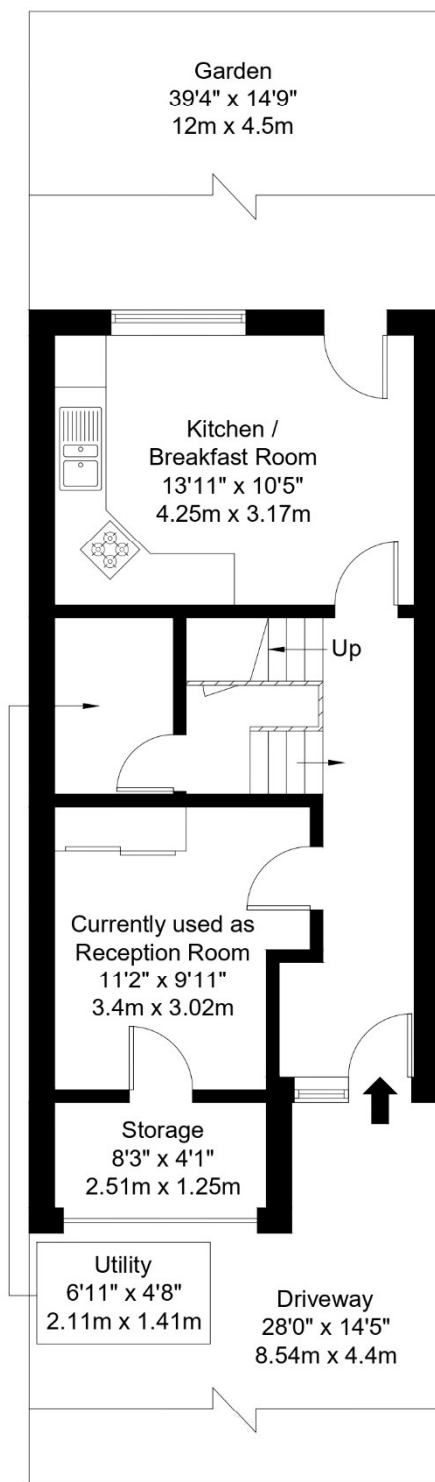
Approx Gross Internal Area = 112.2 sq m / 1208 sq ft

Restricted head height = 1.1 sq m / 12 sq ft

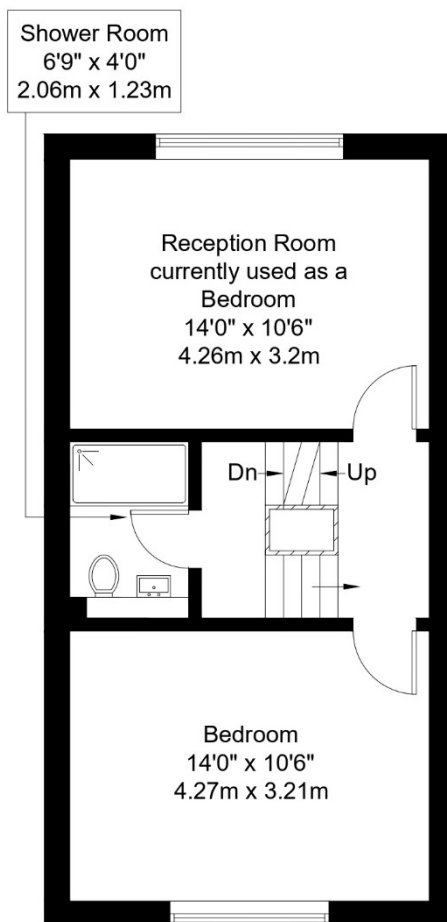
Total = 113.3 sq m / 1220 sq ft



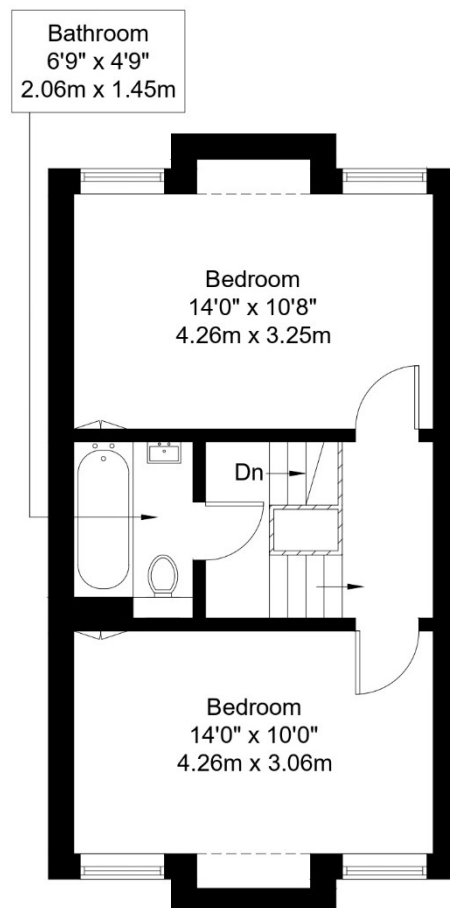
= Reduced headroom below 1.5m / 5'0"



Ground Floor



First Floor



Second Floor

Ref :

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P L A N

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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