

HILLDROP LANE, N7 OFFERS IN EXCESS OF £350,000 LEASEHOLD

We are delighted to offer for sale a one bedroom flat, set on the second (top) floor of a purpose built building in the N7 area.





Hilldrop Lane is located off Hilldrop Road, which is set off Camden Road, nearest tube stations being Kentish Town and Tufnell Park (both Northern line) and Caledonian Road (Piccadilly line) and close to local bus services, shops & cafes. The Camden Town area is served by bus services from Camden Road for its amenities including Camden Market alongside the Regents Canal. 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. Islington Upper Street & Highbury Corner are served by bus services from Holloway Road, in one direction and Highgate in the other.

This super flat comprises a reception room with access through to a kitchen, a bathroom and a bedroom with built in wardrobes.

TENURE:	100 Years Lease from 1st April 2006 – The owner is looking to extend the lease to 125 years from the date of the new lease at nil ground rent. This is subject to it being agreed by the parties.
GROUND RENT:	To be confirmed
SERVICE CHARGE:	We have been advised the owner was charged £998.57 for period 01.04.25 to and inc. 30.09.25 – management and administration fees, also including sinking fund
Parking:	To be confirmed
Utilities:	The property is serviced by mains water, electricity and sewage
Broadband and Data Coverage.	According to Ofcom, Ultrafast Broadband services are available (Openreach, Virgin Media) with a good level of mobile phone coverage.
Construction Type:	We have been advised by the owner brick
Heating:	We have been advised by the owner electric

Notable Lease Covenants & Restrictions: Not to use the Flat for any purpose whatsoever other than as a private residential flat. No bird, fowl, dog, cat or other creature shall be kept in the Premises other than with the written permission of the Freeholder.

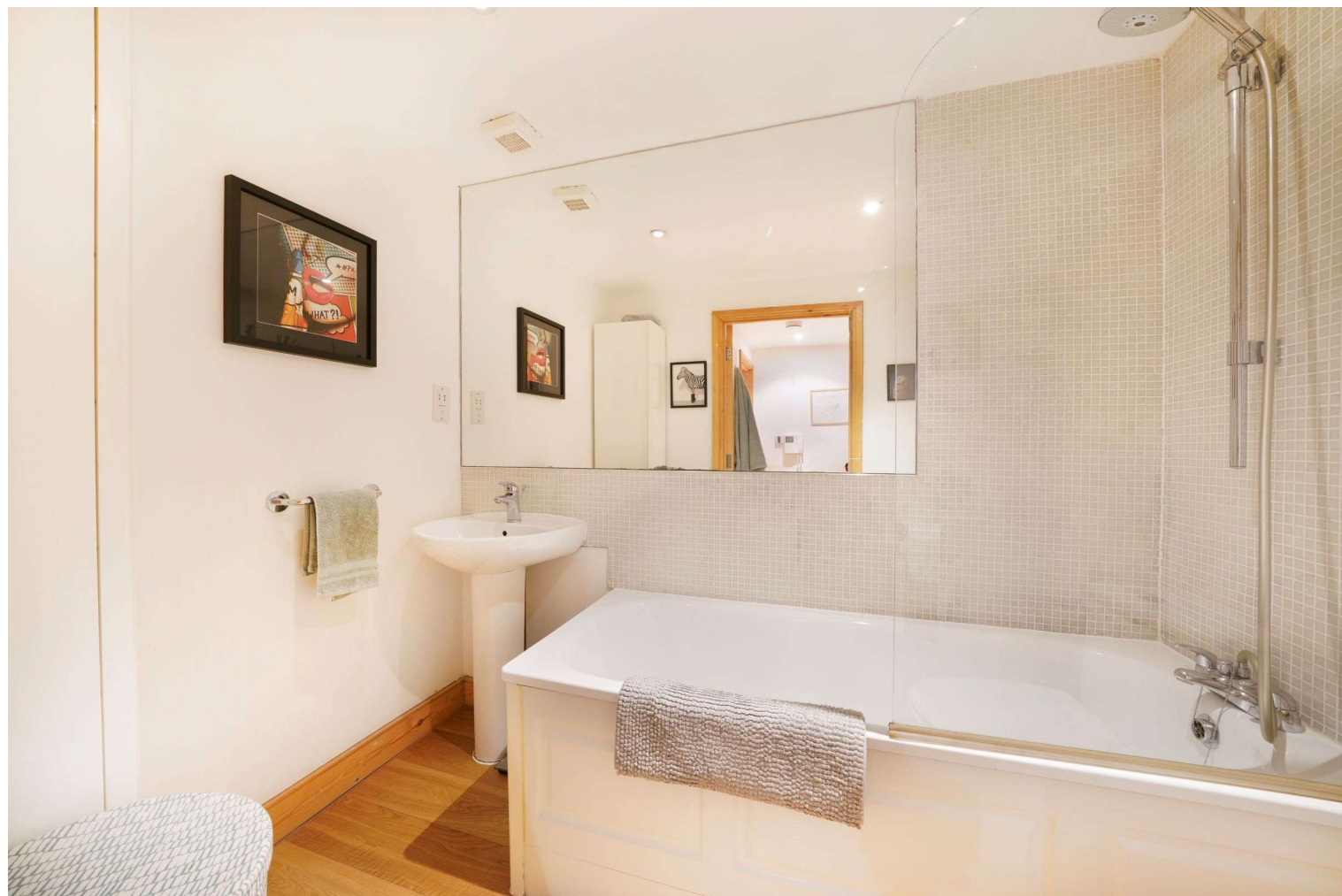
Council Tax: London Borough of Islington - Council Tax Band: C (£1,788.28 for 2025/26).













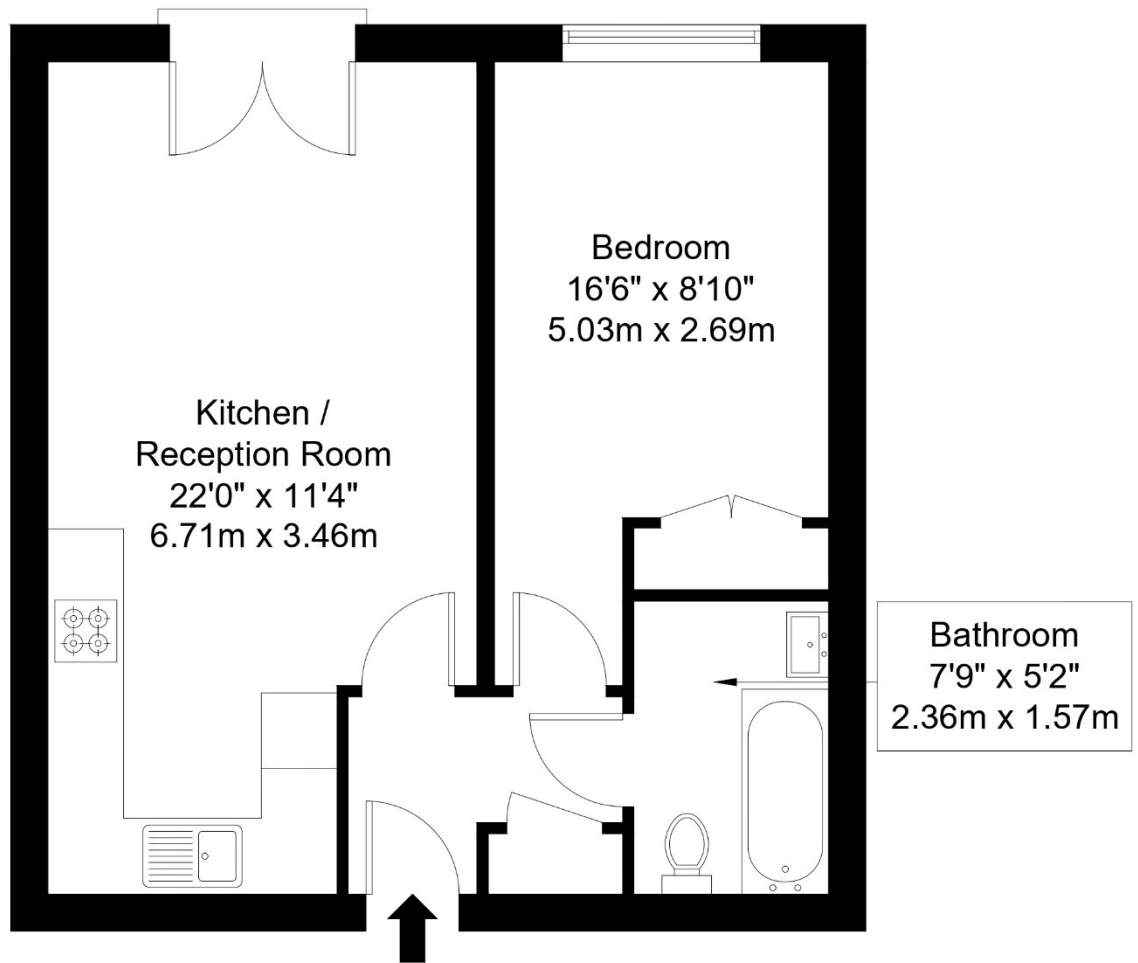
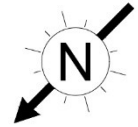
Whilst every attempt has been made in good faith to ensure the accuracy of these details, all data shown including the floorplan, are an interpretation for illustrative purposes only and should be used as a general outline for guidance only and is/are not to scale. Any areas, measurements or distances 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. Buyers are advised that we have not read the full terms and conditions of the lease and buyers are advised to request their solicitors' to approve the lease at an early stage of the transaction.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	81 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Hilddrop Lane, N7 0HN

Approx Gross Internal Area = 42.3 sq m / 455 sq ft



Second Floor

Ref :

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**B L E U
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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