

## HILLMARTON ROAD N7 £625,000 SHARE OF FREEHOLD

Offering for sale a spacious two bedroom flat, set on the lower ground floor of a building, with its own private entrance and with direct access to its own rear garden.







Hillmarton Road is a tree-lined road set between Caledonian Road and Camden Road in The Hillmarton Conservation area, nearest tube stations being Caledonian Road and Holloway Road (both Piccadilly line) and close to local bus services and shops. 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

The flat, which has its own private entrance offers well proportioned living accommodation and comprises a well-sized entrance hall area, a reception room with a bay, a separate kitchen, two bedrooms (one used as a study), a windowed bathroom, direct access to a private rear garden and has use of a communal rear garden.

**TENURE:** 999 Years Lease from 1<sup>st</sup> January 2010

**SHARE OF FREEHOLD:**

**SERVICE CHARGE:** We have been advised by the owners they pay £150pcm for buildings insurance, and other communal charges - Unverified

**Parking:** We have been advised by the owners there is around 5 parking spaces for 8 flats to the rear, on a first come first served basis. Set behind an automatic gate - Unverified

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

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

**Construction Type:** To be confirmed

**Heating:** Gas

**Notable Lease Covenants & Restrictions:** Not to use the Flat for any purpose whatsoever other than as a private residential flat. The Tenant must not keep any animal, bird or reptile on the flat except birds in cages or fish in tanks or other small animals in cages or tanks provided the Tenant obtains the Freeholder's prior written permission. The Tenants must cover the floors of the Flat (except in the kitchen and bathroom) with such appropriate floor coverings as may be required to deaden sound in the Flat.

Council Tax: London Borough of Islington - Council Tax Band: E (£2,458.89 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.

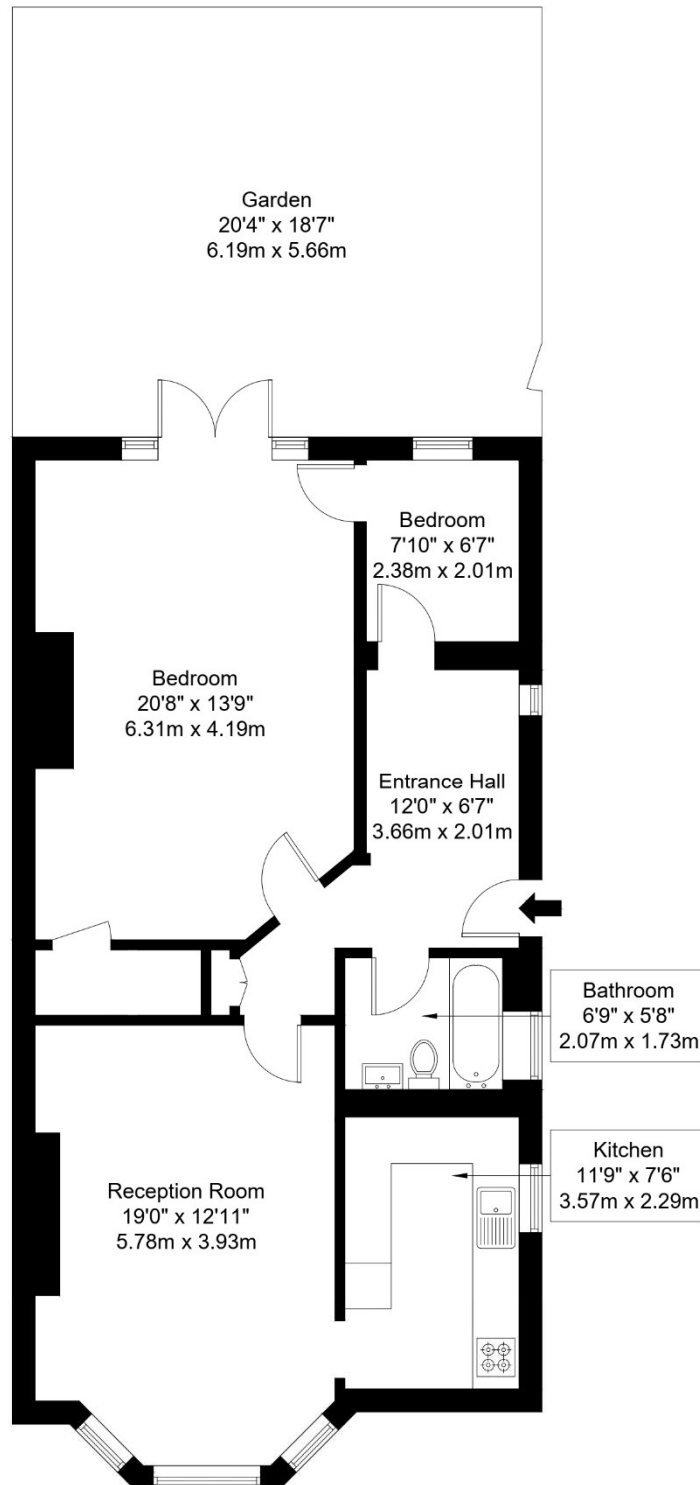
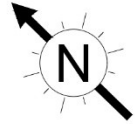
The agent has not tested any apparatus, equipment, fixtures & fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. These details may depict items that are not for sale or included in 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	70 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



# Hillmarton Road, N7 9JD

Approx Gross Internal Area = 80.3 sq m / 864 sq ft



Lower Ground 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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