

HILLMARTON ROAD N7 OFFERS IN EXCESS OF £600,000 SHARE OF FREEHOLD

Offering for sale a two bedroom chain free-flat, set on the raised ground floor of a period building, with direct access to a large private roof terrace.





The flat is set in a period building in the Hillmarton Conservation Area, nearest tube stations being Caledonian Road & Holloway Road (both Piccadilly line) and close to local bus services and shops. The Kings Cross area is one stop along the Piccadilly line from Caledonian Road tube station, for its amenities including Kings Cross rail station, St Pancras Eurostar services, the Regents canal, Granary Square & the shops and restaurants of Coal Drops Yard.

The flat offers chain-free living accommodation and comprises a reception room with a bay, and with access to a kitchen, two bedrooms both with wardrobes, a bathroom and direct access to a large private roof terrace.

TENURE: 150 Years Lease from 1st January 2006

SHARE OF FREEHOLD:

SERVICE CHARGE: We have been advised by the owners they pay 23.33 % of any communal works -
- Unverified

Parking: We have been advised by the owners a residents parking permit can possibly be acquired from the council. Please make your own enquiries.

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

Broadband and Data Coverage According to Ofcom, Ultrafast Broadband services are available via Openreach, G Network, Virgin Media, with good mobile phone reception depending on your service provider.

Construction Type: To be confirmed

Heating: Gas

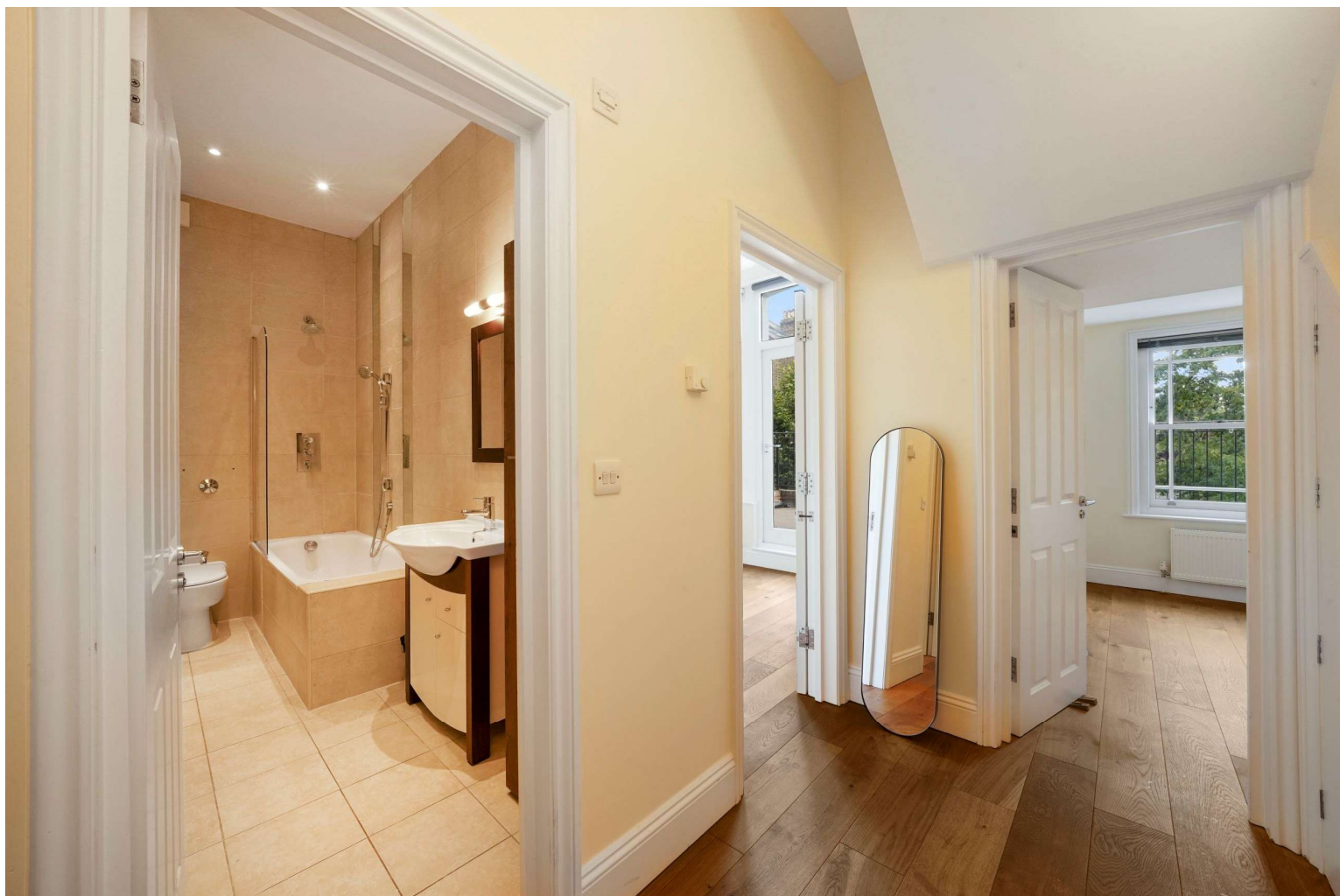
Notable Lease Covenants & Restrictions: Not to use the Flat for any purpose whatsoever other than as a private residential flat. Not to keep any dog or other animal, bird, pet whatsoever in the Premises without the previous consent in writing of the Freeholder. At all times to cover the floors of the Premises and keep them covered with carpet and underlay or other suitable covering.

Council Tax: London Borough of Islington - Council Tax Band: D (£2,107.87 for 2026/27).













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.

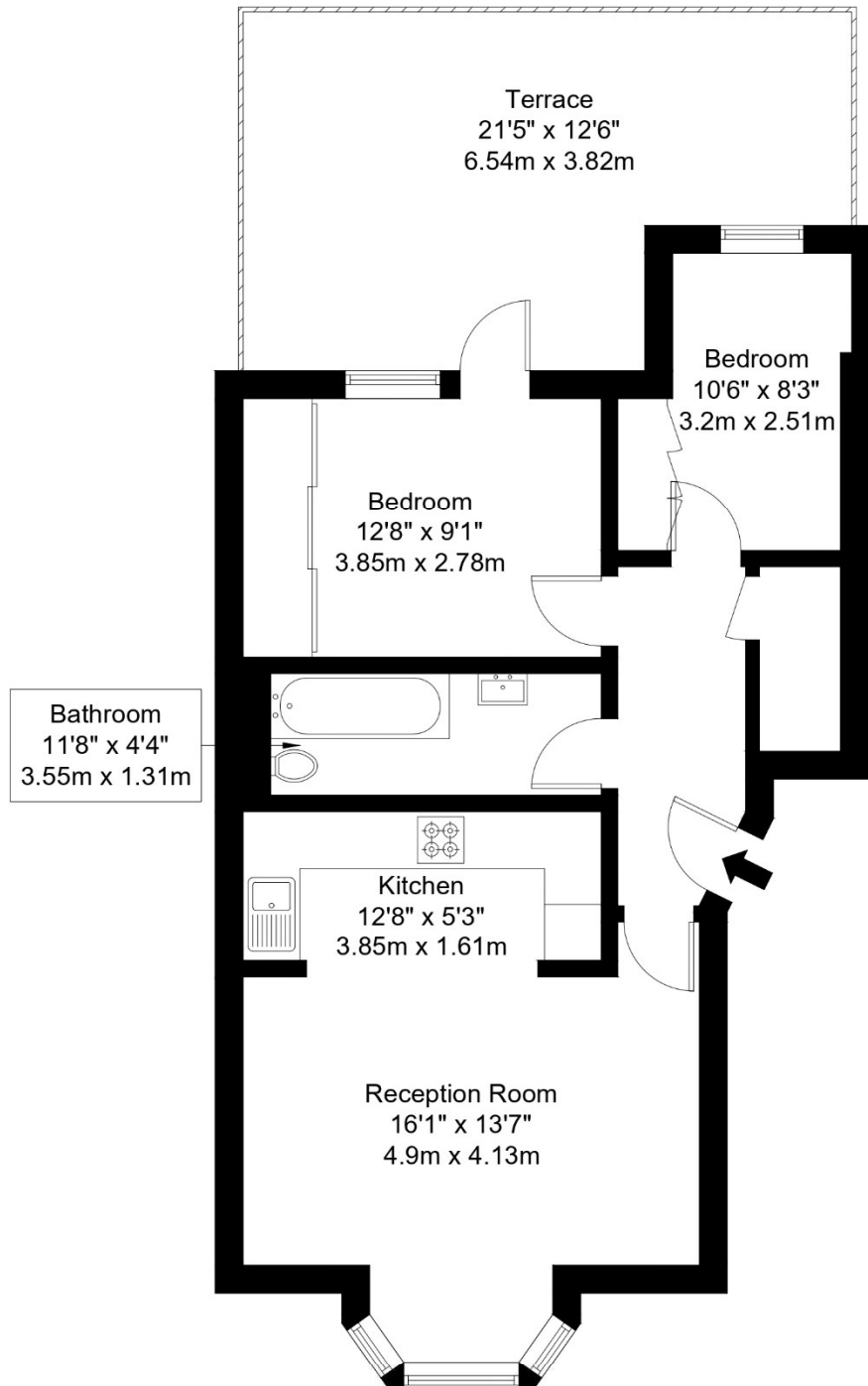
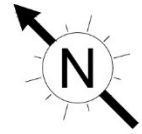
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Hillmarton Road, N7 9JE

Approx Gross Internal Area = 54.6 sq m / 588 sq ft

Terrace = 21.2 sq m / 228 sq ft

Total = 75.8 sq m / 816 sq ft



Raised Ground Floor

Ref :

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**BLEU
PLAN**

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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