



KIER HARDIE HOUSE, HAZELLVILLE ROAD, LONDON N19  
£400,000 LEASEHOLD

CONTEMPORARY FINISHES SET THE SCENE  
FOR THIS FIRST FLOOR ONE-BEDROOM  
APARTMENT IN A LIFT-SERVICED BUILDING.

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## DESCRIPTION:

Sitting on a peaceful residential street, a one-bedroom home elevated by modern design. On the exterior, a traditional period bricked façade. Inside, contemporary style and sleek touches. Step inside to a smartly finished lounge, flooded with natural light through graceful sash windows, leading out to an ample balcony. The room is characterised by warm lighting and a thoughtful colour palette; wood floors delicately contrast with taupe fitted cupboards, providing oodles of storage space. Enter the hallway with plentiful concealed storage, onto the recently refurbished eat-in kitchen. It's minimalist and fuss-free, with grey handleless cabinetry, duck-egg blue tiled splashback, and a solid worktop. Onto the master bedroom, it's pared-back style strikes a calming tone in this light-filled space. It comfortably accommodates a super-king size bed and large double wardrobe. Finally, an oversized bathroom is immaculately finished with bathtub and separate shower, hiding a handy utility cupboard for washer and dryer.

## LOCATION:

Hornsey Lane Estate is a safe, evergreen, well-maintained residential community, with outdoor gym, sports pitch and table tennis. Located off Hazellville Road, the property is set within the Whitehall Park Conservation area. Crouch End with its independent shops, cafes and supermarkets is just ten minutes on foot. Plus, the breath-taking Parkland Walk is moments away.

## MATERIAL INFORMATION:

**Tenure:** 125 year lease from 24th June 1990.

**Service Charges:** £1,801.25 (per annum for 2023/24). This pays for a variety of items including block maintenance, building insurance, communal electricity, entry phone repairs, Estate repairs and maintenance, fire safety, Ground Rent (£10.00), management fees, Tenant Management Organisation and maintenance.

**Council Tax:** Islington Council BAND B (£1,493.74 for 2024/25).

**Parking: Resident:** may apply for permits to park in allocated bays or on the road.

**Utilities:** Mains connected electricity, gas, water and sewerage.

**Broadband and Data Coverage.** According to Ofcom, Ultrafast Broadband services are available (Openreach and Virgin Media) with a very high confidence level of 5G data coverage for mobile phones.

**Construction Type:** Brick and asphalt.

**Heating:** Gas central heating.

**Lease Covenants & Restrictions:** Not to use the Flat for any purpose whatsoever other than as a private residential flat. To keep the floors covered with suitable material for reasonably minimising the transmission of noise to other dwellings within the building.

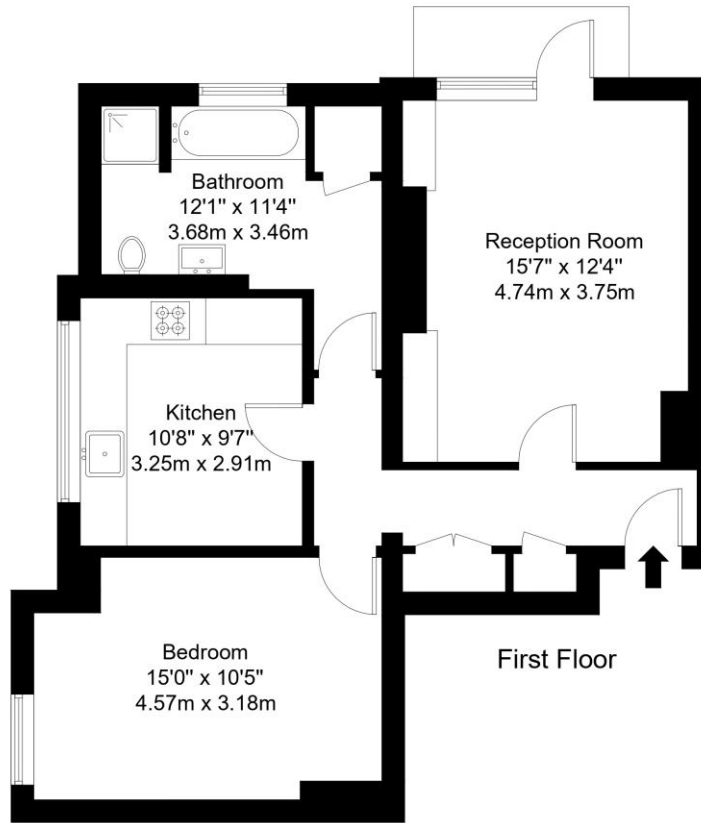


# Hazellville Road, N19 3BX

Approx Gross Internal Area = 61.8 sq m / 665 sq ft

Balcony = 2.6 sq m / 28 sq ft

Total = 64.4 sq m / 693 sq ft

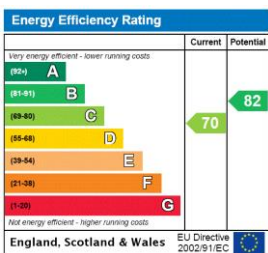


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This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.



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