

**HUNGERFORD ROAD N7  
OFFERS IN EXCESS OF  
£500,000 SHARE OF FREEHOLD**

**A super two double bedroom flat set on the second (top) floor of an attractive period building, located in the Hillmarton conservation area**





Hungerford Road is located off Hillmarton Road, nearest tube station being Caledonian Road (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 stations, St Pancras Eurostar services, the Regents canal, Granary Square and the shops and restaurants of Coal Drops Yard. Islington Upper Street & Highbury Corner are served by bus services from Holloway Road. The Camden Town area is served by bus services along Camden Road for its amenities including Camden Market alongside the Regents Canal.

The flat, which has its entrance off the communal hallway on the first floor, with stairs up (with a window to the side elevation) to the second (top floor), comprises a reception room with an open kitchen, two double bedrooms and a shower room.

**TENURE:** 125 Years Lease from 1st January 2006

**SHARE OF FREEHOLD**

**SERVICE CHARGE:** We have been advised by the owners they pay 25% of any communal bill - Unverified

Council Tax: London Borough of Islington - Council Tax Band: C (£1,612.79 for 2023/24)













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.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	57	58
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

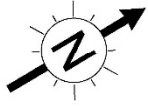


# Hungerford Road, N7 9LX

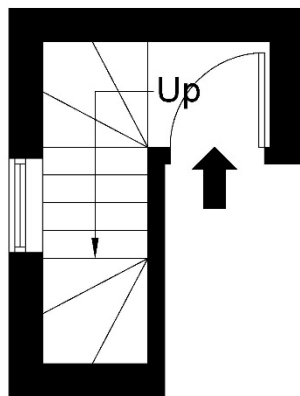
Approx. Gross Internal Area = 66.7 sq m / 718 sq ft

High Level Storage (Accessed From Reception Room) = 2.6 sq m / 28 sq ft

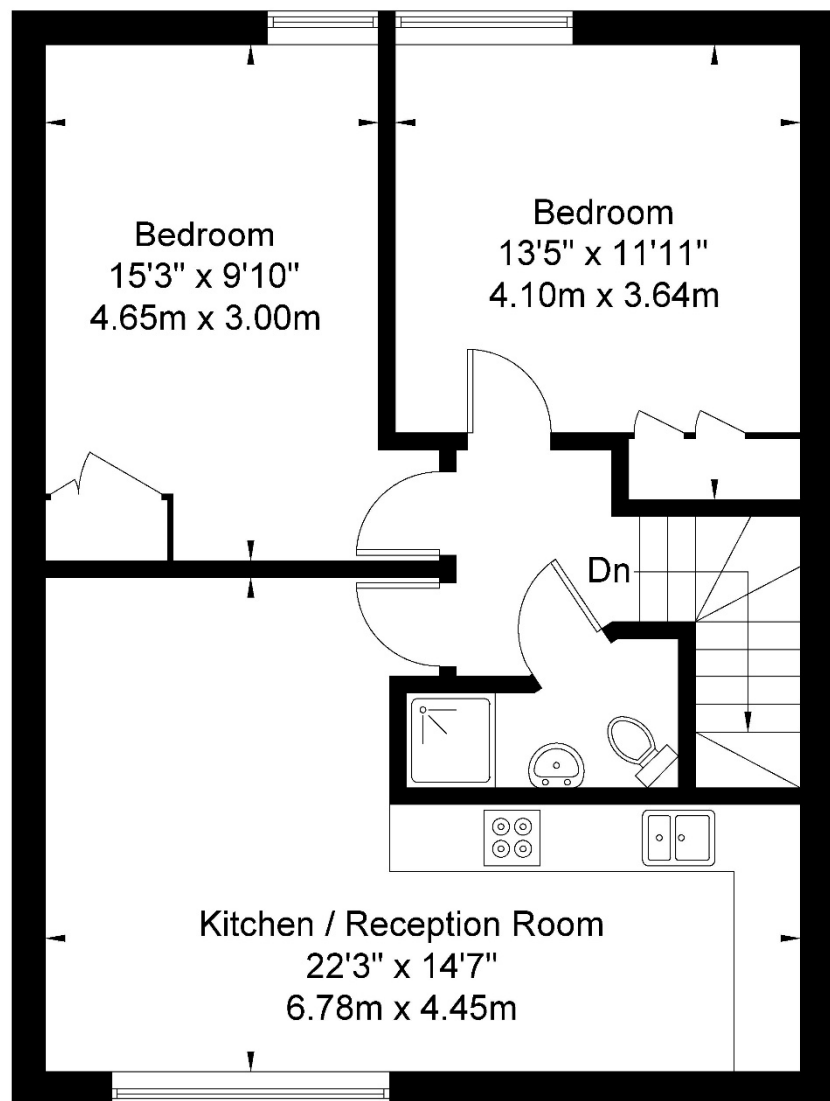
Total = 69.3 sq m / 746 sq ft



= Reduced headroom below 1.5m / 5'0



First Floor



Second 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. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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