

**BEACON HILL N7  
OFFERS IN EXCESS OF  
£450,000 SHARE OF FREEHOLD**

**Offering for sale a one bedroom flat set on the raised ground floor, with its own private entrance and use of a shared rear garden.**





Beacon Hill is located off Hillmarton Road set 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 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, for Highbury Fields, are served by bus services from Holloway Road in one direction, with Highgate in the other.

The property offers well proportioned living accommodation and comprises the flat with its own private entrance, a reception room to the front of the flat, a separate kitchen, a bathroom, a separate w.c, a bedroom to the flats rear (looking on to the rear gardens) with fitted wardrobes and use of the shared rear/side garden.

**TENURE:** 999 Years Lease from & inc. 19<sup>th</sup> August 1992

**SHARE OF FREEHOLD:**

**SERVICE CHARGE:** We have been advised by the owner they pay one third of any communal bill  
- Unverified

**Parking:** We have been advised by the owner street parking with permit.

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

**Broadband and Data Coverage.** Ultrafast Broadband services are available via Openreach, Virgin Media. 5G data is also available in this area information via Ofcom.

**Construction Type:** Brick

**Heating:** Central heating

**Lease Covenants:** Not to sub-let the flat unless on an Assured Shorthold Tenancy Agreement.

**Lease Restrictions:** Not to use the Flat for any purpose whatsoever other than as a private residential flat. Not to keep any animal or bird on the Property without the prior written permission of the Freeholder. Not to leave items in the communal parts. To keep all floors covered in good quality carpeting and underlay except the kitchen and bathroom.

Council Tax: London Borough of Islington - Council Tax Band: C (£1,707.13 for 2024/25)











**PLEASE NOTE THE SHARED GARDEN PHOTOS, ABOVE AND BELOW WERE TAKEN JUNE 2021**





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.

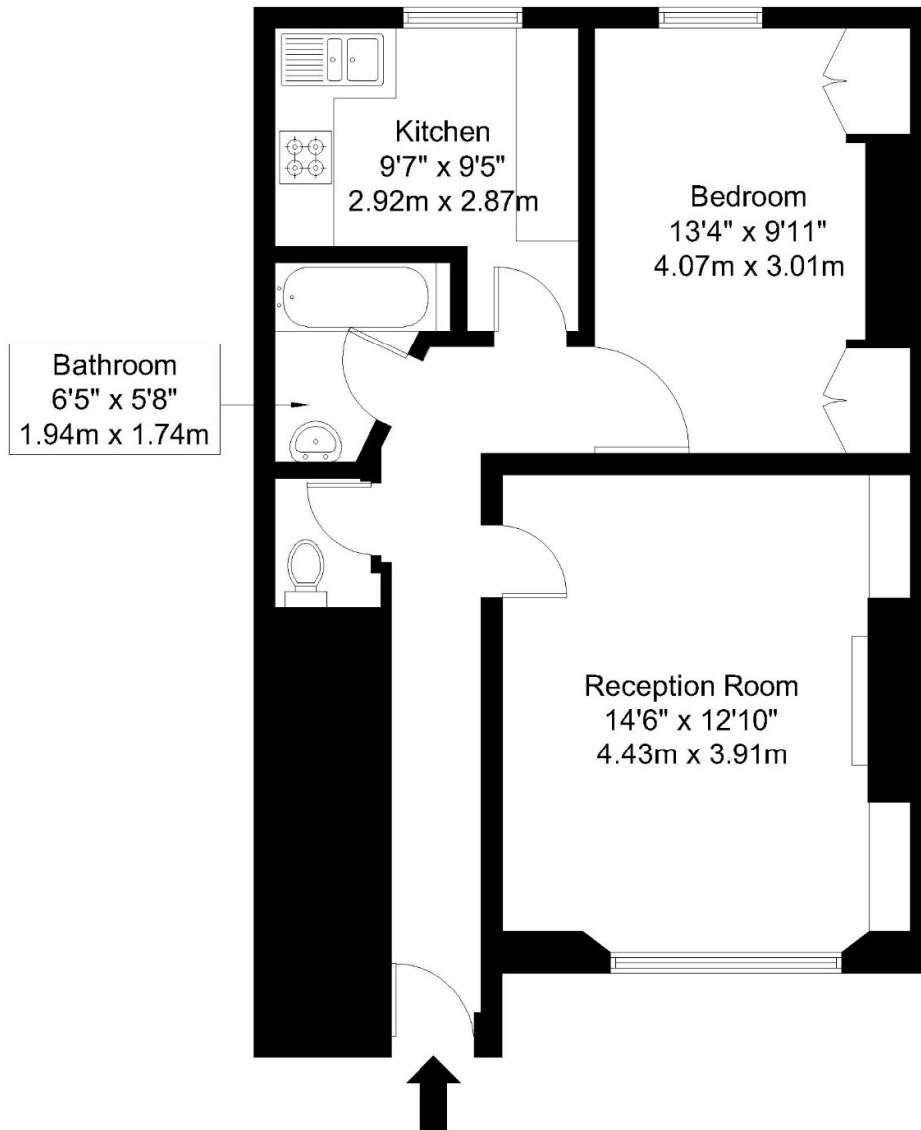
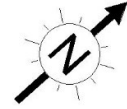
The agent has not tested any apparatus, equipment, fixtures & fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. These details may depict items that are not for sale or included in 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>	69	80
(55-68) <b>D</b>		
(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	



# Beacon Hill, N7 9LY

Approx Gross Internal Area = 51 sq m / 549 sq ft



Raised 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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