

FOR SALE

Hillmarton Road, N7

Price £785,000

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2 Bedroom



Kitchen



1 Reception



1 Bathroom



Roof Terrace



Parking Permit

Hillmarton Road, N7

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Set within the top two floors of this elegant semi-detached Victorian villa is this very attractive Share of Freehold, two Bedroom Maisonette, fronted by a leafy front garden along one of Tufnell Park's prized residential streets.

Upon entrance at Second Floor level, a lobby leads to a charming Master Bedroom with feature brick period fireplace and to a very stylish tiled Bathroom. Stairs then lead to the main living space, incorporating a bright spacious Reception area under exposed beams and an open-plan, loft-style fitted Kitchen. There is plenty of light in this flexible Living space, with clever storage beneath windows overlooking a fabulous rooftop Terrace with stair access. The outside space affords privacy and room to both entertain and relax. An additional spacious second Bedroom is accessed from the Living area, next to sizeable double door storage.

It's all in the detail with this charming property which offers fluid living in a characterful setting and a practical layout.

Hillmarton Road is a tree-lined avenue linking Camden Road to Caledonian Road, moments away from Caledonian Road tube (Piccadilly Line) and a short walk to Holloway Road, with its abundance of shops, large stores, restaurants and great transport links.

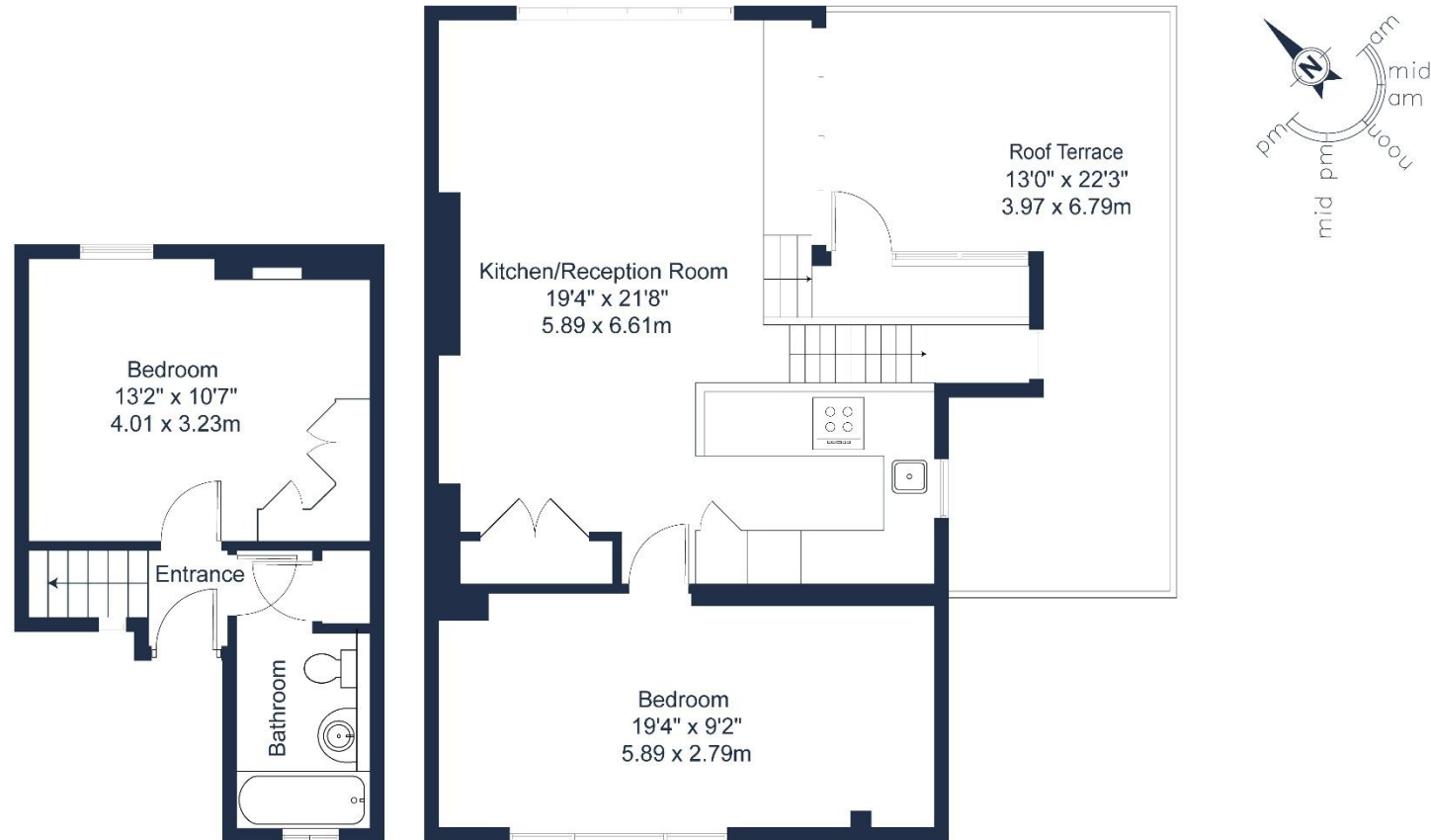
All in all, a delightful, beautifully finished home in one of the most sought-after part of N7, affording space and stylish living alike.





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|  1,440 Annual Service Charge |  2 Bedroom |  Parking Permit |
|  Share of Freehold |  1 Reception |  Council Tax Band |
|  981 Year Lease Left |  1 Bathroom |  EPC Band |
|  Chain Free |  Roof Terrace |  London Borough of Islington |

Hillmarton Road, N7 Approximate Gross Internal Area = 75.3 m² / 810 ft²



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Hillmarton Road, N7

Total Gross Internal Area = 75.3 m² / 810 ft²

This plan is for layout guidance only and is not to scale unless stated. All dimensions, including windows, doors, fittings, and the total area, are approximate measurements. Produced by a



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