



Hilldrop Road, Tufnell Park N7



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Upon entering through the private front door, there is a feel for space and uniqueness that is instantly striking. The wide hallway has built-in bookshelves that lead through to a beautiful open plan/kitchen reception room. The ultimate entertaining space was created when the sellers extended and refurbished their home with three French doors opening out to the private south / west-facing garden. There is a modern kitchen with an island and pendant lighting, perfect for entertaining guests with built-in appliances overlooking a dining space and living area with a decorative fireplace. Floor-recessed uplighters make the space as inviting in the evening as in the day.



Guide price: £895,000

Tenure: Share of freehold plus leasehold, approximately 107 years remaining

Service charge: £1200 per annum. Please note that we have been unable to confirm the date of the next review of the service charge & ground rent. You should ensure that you or your advisors make your own inquiries

Local authority: London Borough of Islington

Council tax band: E







There are two double bedrooms to the front of the property, a very large primary bedroom with walk-in wardrobe, and an en suite bathroom with two sinks. The second double bedroom has built-in storage and access to a separate family bathroom. The property further benefits from oak floorboards throughout, as well as new electrics and underfloor heating.

Location

Fully renovated to the highest specification, this garden flat is within very close proximity to Tufnell Park, Kentish Town and Caledonian Road hubs with fantastic restaurants, bars and transport links.





Hilldrop Road, N7
 Approximate Gross Internal Area = 1195 sq ft / 111.02 sq m



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Lower Ground Floor
 Approximate Floor Area
1195 sq. ft
 (111.02 sq. m)

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.
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