

**HUNGERFORD ROAD N7
£2,250,000 FREEHOLD**

**A spacious 6 bedroom semi-detached period house,
including a side addition with its own entrance to the
side of the building.**





The property is located towards the “Hillmarton Road end” of the road in The Hillmarton Conservation area, its nearest tube stations being Caledonian Road and Holloway Road (both Piccadilly line) and close to local bus services and shops. The Camden Town area is a bus ride away from Camden Road for its amenities and attractions including Camden Market alongside The Regents Canal. The King’s Cross area is one stop long 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.

The house is in need of updating and offers well proportioned accommodation arranged over 4 floors. The property comprises of the main front entrance, a reception room that connects through to a kitchen/breakfast room, a cellar, a cloakroom, a utility room, a second entrance to the side of the house with access to a study/bedroom and a separate w.c. On the upper floors there are 6 bedrooms (two being used as studies), a windowed bathroom, a windowed shower room, a separate w.c and a rear garden.

Parking: We have been advised by our client: permit required in controlled parking zone

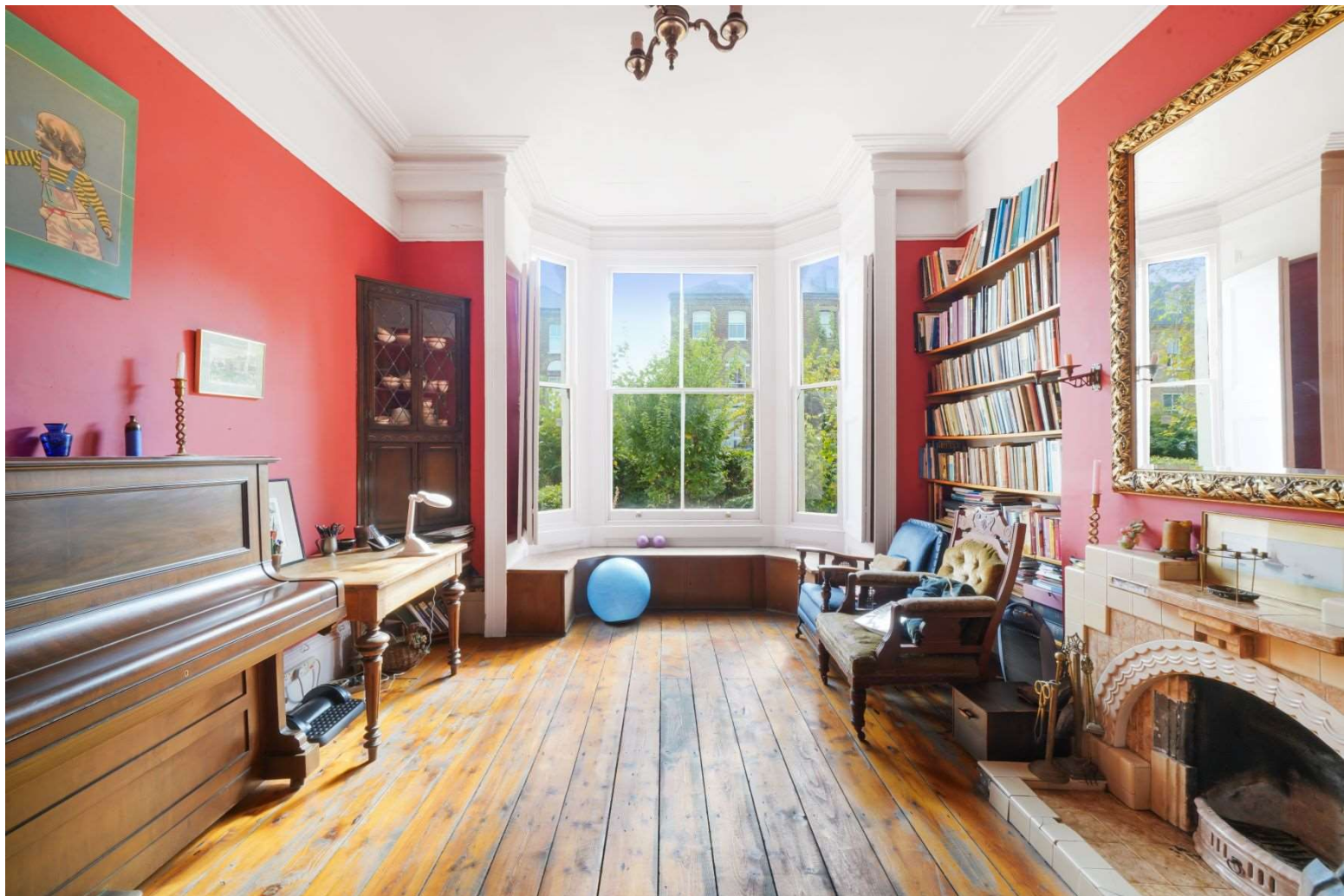
Utilities: The property is serviced by mains water, electricity, gas and sewage

Broadband and Data Coverage: Ultrafast Broadband services are available via Openreach, Community Fibre , G Network, Virgin Media, Hyperoptic.

Construction Type: We have been advised by our client: brick walls, pitched tile clad roof

Heating: Gas central heating

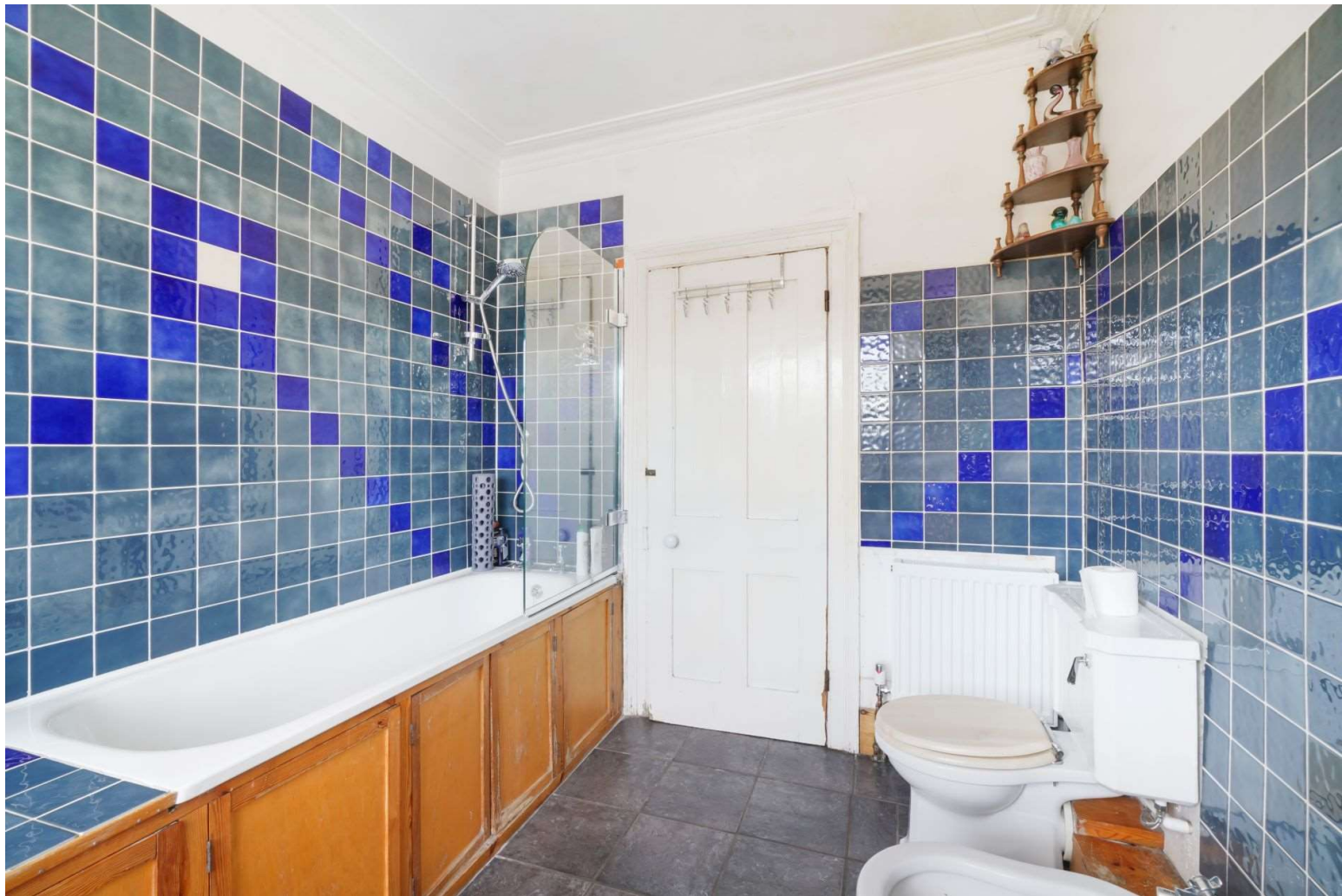
Council Tax: London Borough of Islington - Council Tax Band: G (£3,200.88 for 2024/25)













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.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		74
(55-68) D		
(39-54) E	44	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

Hungerford Road, N7 9LX

Approx Gross Internal Area = 257.1 sq m / 2767 sq ft

Cellar = 34.9 sq m / 375 sq ft

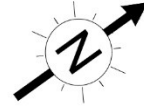
Restricted head height = 10.7 sq m / 115 sq ft

Garden = 97.5 sq m / 1049 sq ft

Total = 400.2 sq m / 4307 sq ft



= Reduced headroom below 1.5m / 5'0"



Ref :

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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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