



Cardozo Road, N7 9RL

Guide Price £1,300,000  
Freehold



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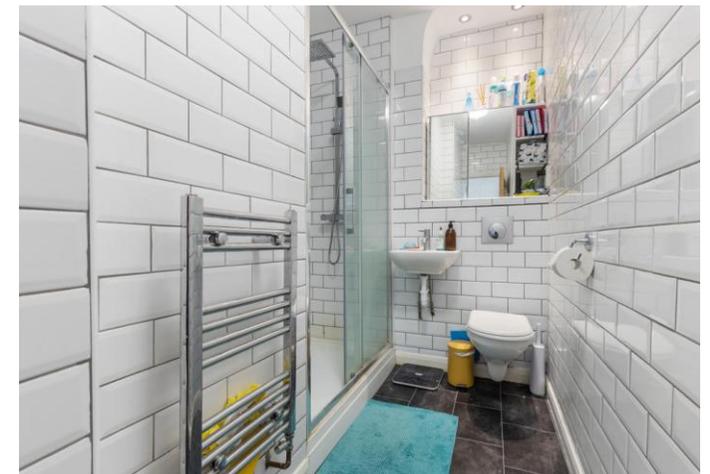
A rare investment opportunity to acquire this spacious mid-terrace property offering more than 2,520 sqft / 234.2 sqm of living space in the heart of the Hillmarton Conservation Area.

The property is currently arranged as two separate dwellings but is being sold as one house, together with the freehold title. The building would benefit from modernisation and refurbishment and offers a number of renovation options for would-be buyers. In its current form, the building is arranged as a 3/4-bedroom garden maisonette with a 2-bedroom maisonette above.

Arranged over five floors, the house is being offered chain free and is located within walking distance of local shops, restaurants and amenities and has good transport links to the City and West End via Holloway Road tube station (Piccadilly Line) and Caledonian Road tube station (Piccadilly Line).

- 2,520 sq ft / 234.2 sq m.
- Investment opportunity
- Refurbishment required
- Private garden
- 6 double bedrooms
- Hillmarton conservation area
- Balcony
- Close proximity to amenities







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Approximate Gross Internal Area = 2508 sq ft / 233.1 sq m  
 (Excluding Reduced Headroom)  
 Summer House = 113 sq ft / 10.5 sq m  
 Reduced Headroom Area = 158 sq ft / 14.7 sq m  
 Total = 2779 sq ft / 258.3 sq m



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your most valuable asset

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Certified Property Measurer

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1000778)



### Agent's Note:

Whilst Care has been exercised in the preparation of these sales particulars, statements about the property must not be relied upon as representations of statements or fact. Prospective purchasers must make and rely upon their own enquiries and those of professional representatives. The company accept not liability for any error contained in these particulars.

