



Hungerford Road, N7 9LX

£425,000 Leasehold



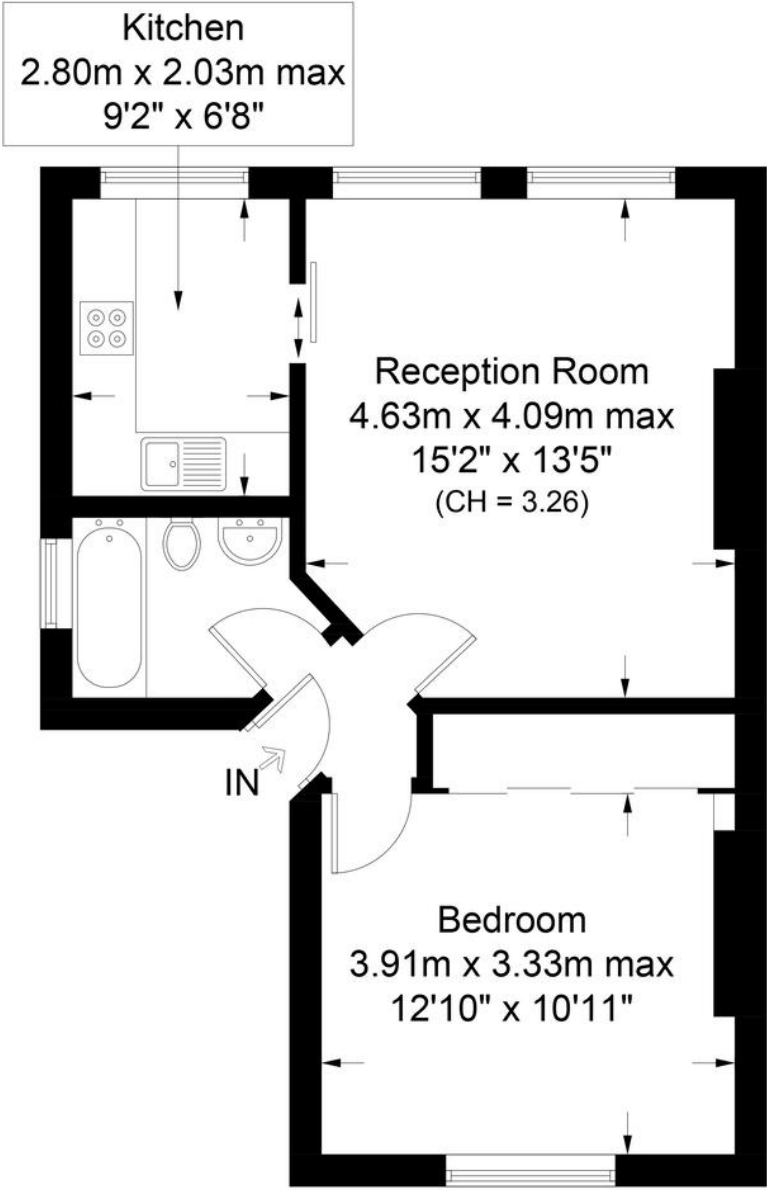
This charming end-of-terrace period property is located on the first floor and consists of a double bedroom, a three-piece bathroom and a spacious reception room that leads to the kitchen. The property benefits from ample natural light from large windows, side access to a good-sized back garden, shared with Flat D. high ceilings throughout, & generous built-in storage space..

It is being sold with no onward chain. Hungerford Road is a quiet, residential, tree-lined street within the Hillmarton Conservation area, which is on a direct cycle route to Camden, St. Pancras and central

- 500 sq ft / 46.5 sq m
- Double bedroom
- First floor flat
- Three piece bathroom
- EPC C
- Shared garden
- Chain free
- Excellent amenities nearby

Hungerford Road,N7

Approximate Gross Internal Area = 500 sq ft / 46.5 sq m



First Floor



**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. (ID1136622)

**DAVID
ANDREW** | your most valuable asset

Agent's Note:
Whilst Care has been exercised in the preparation of these particulars, statements about the property must not be relied upon as representations of statement or fact. Prospective applicants must make and rely upon their own enquiries and those of their professional representatives. The company accepts no liability for any error contained in these particulars.

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Energy Efficiency Rating				
Score	Energy rating	Current	Potential	
92+	A			
81-91	B			
69-80	C			
55-68	D			
39-54	E			
21-38	F			
1-20	G			
		70 C	78 C	