

hotblack desiato

RESIDENTIAL CONSULTANTS

HAMILTON PARK, N5 1SJ

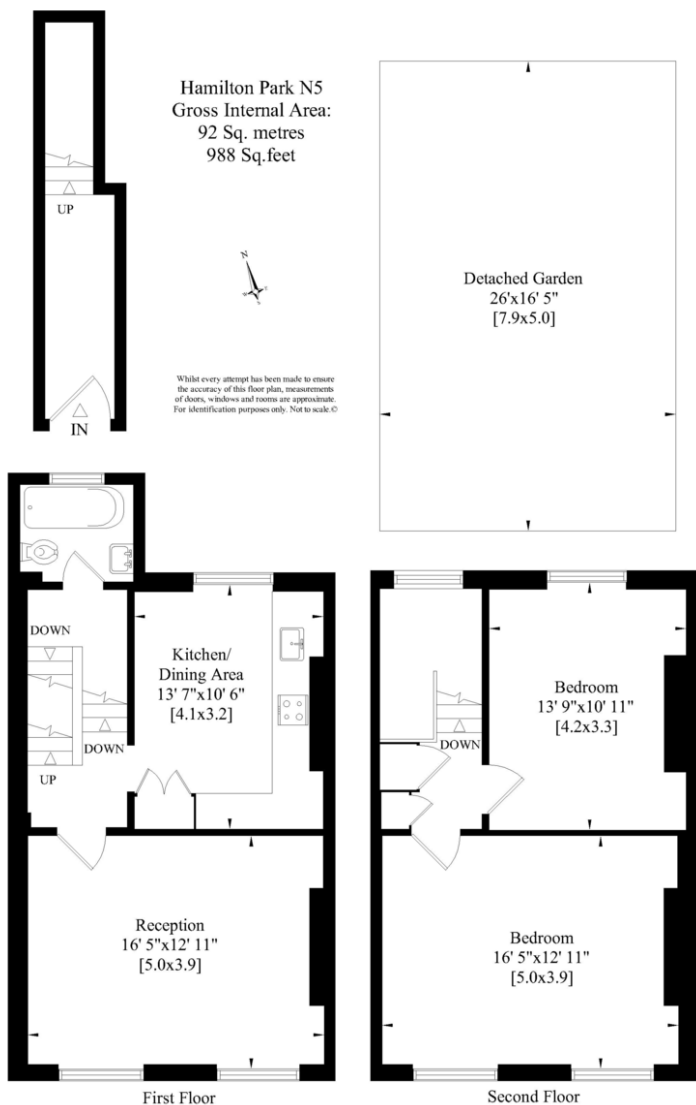
£799,950



This spacious end of terrace split level maisonette is located on a quiet street off Highbury Barn, offering a very spacious accommodation of nearly 1000sq ft with its own entrance as well as its own private garden. Both of the bedrooms are good sized doubles – often the Achilles Heel of two bedroom conversions in the area being a smaller second bedroom. The property is very well located for access to Highbury Fields and has excellent transport links, with Drayton Park getting you to Moorgate in 10 minutes and Highbury & Islington tube/ Overground being a 10 minute walk away. With a sizable private garden, this apartment offers an excellent purchase for the buyer wanting space but also needing easy access to central London.

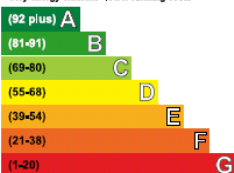
- UPPER SPLIT LEVEL MAISONETTE
- TWO BEDROOMS
- KITCHEN DINER
- RECEPTION ROOM
- BATHROOM
- GARDEN
- Leasehold (94 Years Remaining)
- Service Charge: £563 PA
- Ground Rent: £10 PA
- Council Tax: (Band E)
- Approx. 988 Sq Ft:
- Rental Estimate: £530 per week





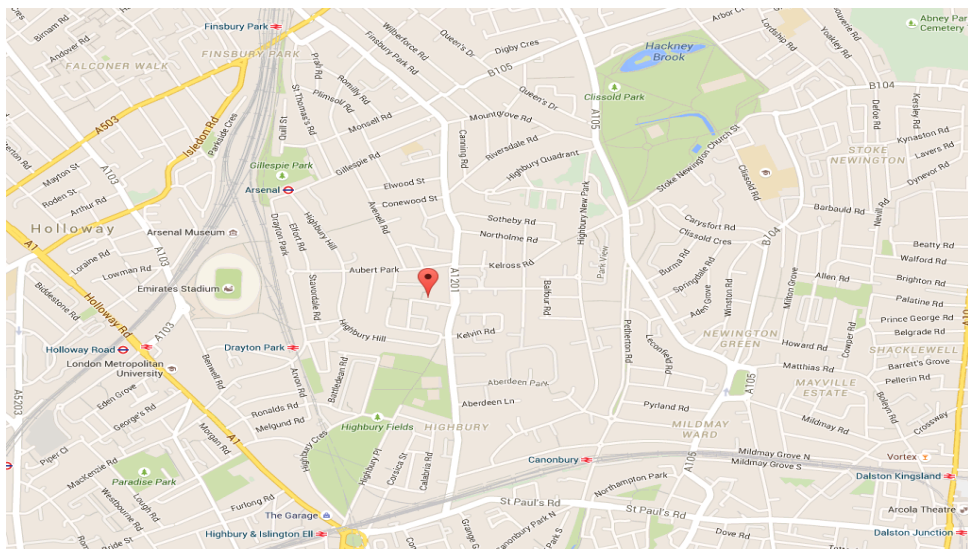
Energy Efficiency Rating

Very energy efficient • lower running costs



Current	Potential
72	81

INSIDER'S GUIDE - a perspective from the present owner



TRANSPORT LINKS

Highbury & Islington (Victoria & Overground line) is a 10 minute walk away.

Drayton Park (Overground line) is a 10 minute walk away.

Arsenal (Piccadilly line) is a 12 minute walk away.

A range of buses run nearby including the 19, 4, 236, 263.

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