

# HUNTERS®

HERE TO GET *you* THERE



## Hungerford Road

London, N7 9LL

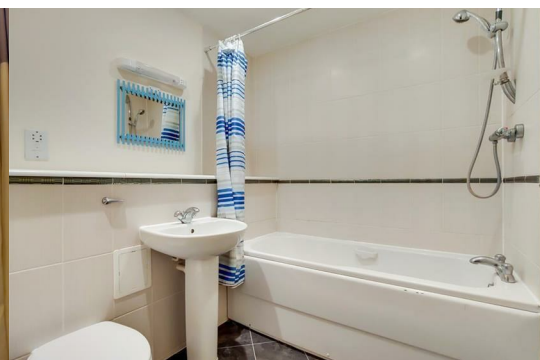
Asking Price £465,000



Hunters Camden are delighted to offer this beautifully presented 2 bedroom apartment by the present owner. The property comprises a spacious living room with an open-plan kitchen, two good size double bedrooms, and a family bathroom. The property benefits from modern wooden double-glazed windows, a balcony, wood effect floor covering throughout, fully fitted kitchen with a dishwasher and a bathtub with thermostatic shower. The property is located on Hungerford road with great transport links into Kings cross, Camden and all surrounding areas. This property is a must-see and is suitable for first-time buyers, investors, and professionals looking to relocate to the area.

EWS1 Status - Compliant

Long lease: 234 Years Remaining  
Service charge: £980pa approx  
Ground Rent: Peppercorn



Entrance & Hallway

Entrance from Hungerford Road, the property is located on the 5th floor of the building with 2 lifts available.  
Hallway to all areas, wood effect floor covering, electric wall heater, door entry system, 1 light point. storage cupboard.

Open-plan Kitchen/Living room 24'0" x 10'5" (7.34m x 3.20m)  
Solid wood floor covering, neutral decor, large double-glazed patio door and windows leading to Balcony, 2 light points, and electric wall heaters.

Kitchen area

Spotlighting, fitted floor and wall units, tiled splash backs, integrated electric oven, electric 4 burner hob, space for tall fridge freezer, space for under counter dishwasher, space for under counter washing machine.

Bedroom 1 17'3" x 8'9" (5.28m x 2.67m)

Wood effect floor covering, Neutral decor, double glazed windows, 1 light point, electric wall heaters, fitted wardrobes.

Bedroom 2 13'6" x 8'10" (4.14m x 2.70m)

Wood effect floor covering, Neutral decor, double glazed windows, 1 light point, electric wall heaters.

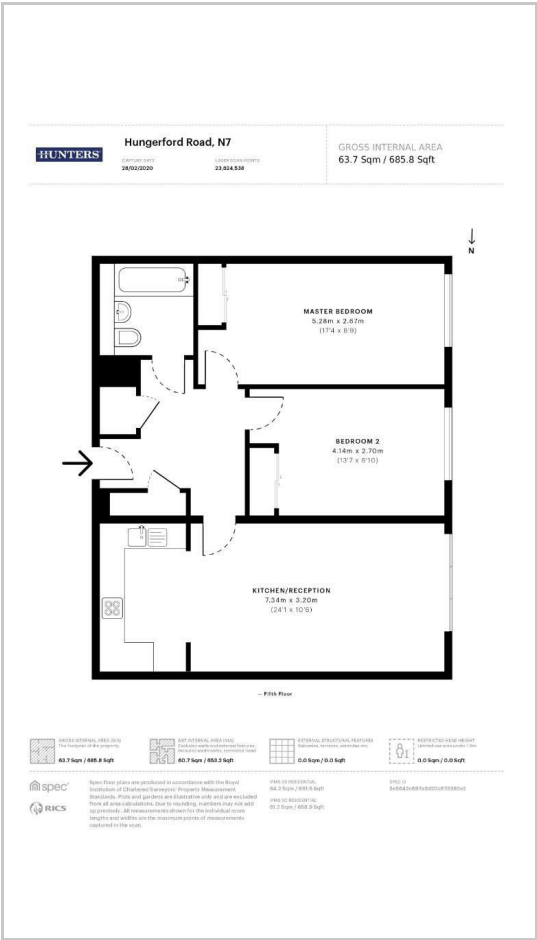
Bathroom

Tiled floor covering, tiled around bath and units, spot lighting, extractor fan, wall light and shaver socket, electric heater bathtub with thermostatic shower, pedestal wash basin, concealed cistern and low-level pan.

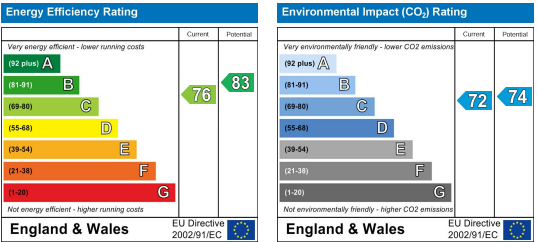
Area Map



Floor Plans



Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.