



Drivers
& Norris

Hargrave Place, Islington, London, N7

Asking Price: £450,000

Leasehold

Hargrave Place, Islington, London, N7

Located on a quiet side turning within easy reach of Kings Cross/St Pancras International, Camden Town and Kentish Town, is this Two-Bedroom, Two-Bathroom ground floor apartment with private courtyard area.

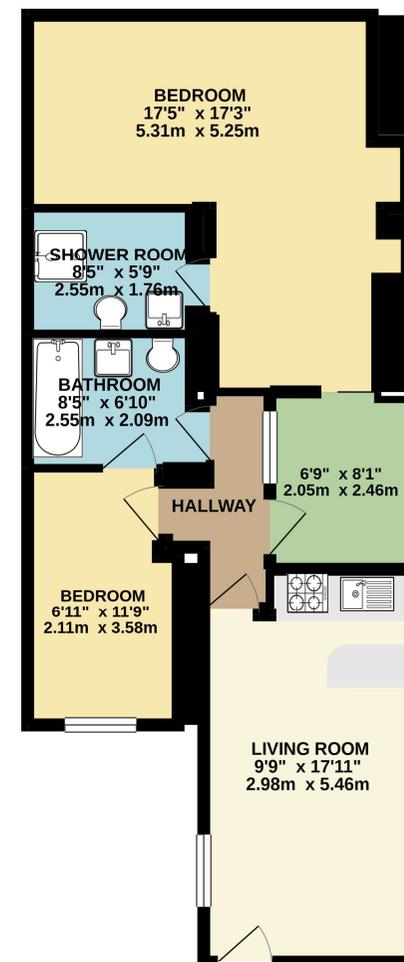
Set within a purpose built block and modernised throughout, the property offers flexible living space comprising of open-plan kitchen / living room, private courtyard with space for table and chairs, two bedrooms with en-suite bathroom to the main room and further bathroom with modern three piece suite.

Hargrave Place is perfectly positioned near a range of amenities stretching along Kentish Town High Street including supermarkets, independent coffee shops, eateries and whole food stores. Adjacent Brecknock Road also provides a wealth of independent shops including renowned natural food store Bumble Bee.

Kentish Town Station is located within 12 minutes' walk (Google) providing direct access to the Northern Line and Thameslink services whilst Caledonian Road Underground Station (Piccadilly Line) is also within easy walking distance.

- Leasehold
- Modernised Throughout
- Two Double Bedrooms
- En-Suite Bathroom
- Open Plan Living
- Own Entrance
- New Bathroom Suite
- Private Courtyard With Space for Furniture
- Easy Reach of Kings Cross/St Pancras International
- Close To Northern Line Tube Station

ENTRANCE FLOOR
584 sq.ft. (54.3 sq.m.) approx.



TOTAL FLOOR AREA: 584 sq.ft. (54.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		76
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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Disclaimer

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