

**Camden Office**

3 Parkway  
London  
NW1 7PG

T 020 7482 1060

F 020 7482 2260

E [camden@edmundcude.com](mailto:camden@edmundcude.com)

**HILLDROP ROAD, CAMDEN, N7**

£350 per week

**Preliminary Details**

This well presented two bedroom property is located on Hilldrop Road, which is a peaceful tree lined road near Tufnell Park. The property comprises two double bedrooms, one of which will have an en-suite shower room and a large open-plan kitchen and living room. Great location for access into central London with Tufnell Park and Kentish town tube stations a short walk away. The property is also very close to several bus routes along Camden Road.(29, 253, 390) and moments from many of the amenities along Brecknock Road. The kitchen and bathroom will go through refurbishments and this property is available in mid April.

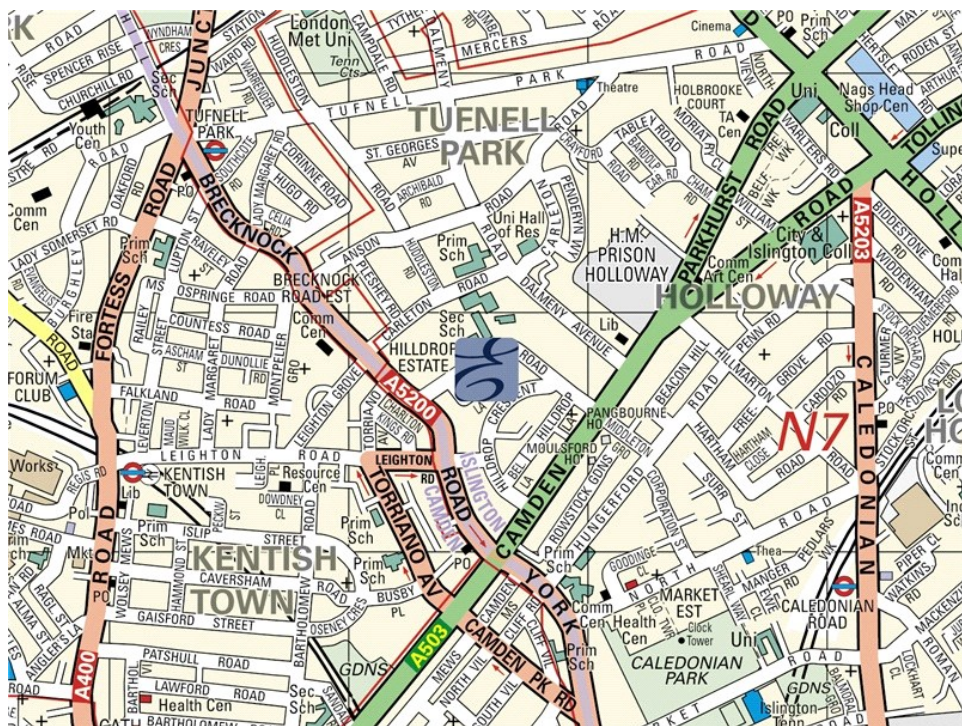
**2 Bedrooms • 2 Bathrooms**

3 Parkway, London, NW1 7PG  
T 020 7482 1060 F 020 7482 2260 E [camden@edmundcude.com](mailto:camden@edmundcude.com)  
[www.edmundcude.com](http://www.edmundcude.com)



## Area Overview



Hugely popular with students, Camden has much to offer in terms of lively night life and the open air and utterly absorbing Camden Market. Camden tends to offer good value accommodation given its proximity to the city centre, with prices rising sharply towards Regents Park. Flats tend to be converted Victorian terraces, but it is still possible to find a good selection of 3 & 4 bedroom houses which are favoured by sharers.



Hilldrop Road, Camden  Tufnell Park (0.4M),  Kentish Town (0.5M),  Kentish Town (0.5M)

## Council Tax Bands

Council	Band A	Band B	Band C	Band D	Band E	Band F	Band G	Band H
Islington	£ 848	£ 989	£ 1,130	£ 1,272	£ 1,554	£ 1,837	£ 2,119	£ 2,543
Average	£ 761	£ 888	£ 1,015	£ 1,142	£ 1,396	£ 1,650	£ 1,904	£ 2,285

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
<i>Very energy efficient - lower running costs</i>			<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92-100) <b>A</b>			(92-100) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>	63	72	(55-68) <b>D</b>	57	67
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>			<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

## PLACES OF INTEREST NEAR HILLDROP ROAD, CAMDEN, N7



### The Unicorn

A delightful pub located on the corner of Brecknock and Camden Roads, which attracts a wide range of customers due to its friendly and welcoming atmosphere. Now self styled as a "rock pub", it offers a good range of free live music throughout the week, pub games and a great selection of beers, wines and spirits.

🚶 400m (7 mins) from Hilldrop Road



### York Way

With a diverse range of independent traders, York Way provides a lifeline for the local community. Nearby is the Lord Stanley pub which is rightly popular with locals and offers excellent gastropub style food.

🚶 500m (8 mins) from Hilldrop Road



### Camden Square

Located between Kentish Town and Camden Town, Camden Square provides an informal, but stunning open gardens, providing a diverse and sustainable habitat for wild birds, along with a vibrant activity centre for young children.

🚶 900m (15 mins) from Hilldrop Road



### Emirates Stadium

The home of Arsenal football club, the Emirates Stadium is the third largest stadium of its kind in the UK with a capacity of over 60,000. Located in North London, the stadium is remarkable piece of modern architecture, providing a first class sporting experience, as well as a well-earned reputation as a leading conference and music venue.

🚶 1500m (25 mins) from Hilldrop Road



### Camden Lock

Established in 1973, Camden Lock market continues to attract some of the capitals most creative individuals. With its eclectic mix of stalls, restaurants and bars the newly refurbished market attracts visitors from all over the world.

🚶 1700m (28 mins) from Hilldrop Road



### Camden Market

In 1974 a weekly craft market was set up, from which Camden Lock has grown and grown. The Camden Markets, including the Stables Market, Inverness Street Market and the Camden Lock, attract nearly 100,000 people every weekend, making it the fourth most popular tourist attraction in London

🚶 1700m (28 mins) from Hilldrop Road