

Camden Office

3 Parkway
London
NW1 7PG

T 020 7482 1060
F 020 7482 2260
E camden@edmundcude.com



HILLDROP CRESCENT, CAMDEN, N7 £375 per week

Preliminary Details

A lovely two double bedroom flat situated on the first and second floors of a quiet, well maintained purpose built development on Hilldrop Crescent, N7, just off Camden Road. Accommodation comprises; spacious living room with wood floors, leading onto a fully-fitted kitchen with dining area, two large double bedrooms, modern bathroom, separate WC, communal garden and good storage space. The property is located moments from shops and amenities and benefits from excellent transport links at Kentish Town, Tufnell Park, Caledonian Road and Camden Town tube stations and the bus links on Camden Road. Ideal for a couple or two professional sharers.



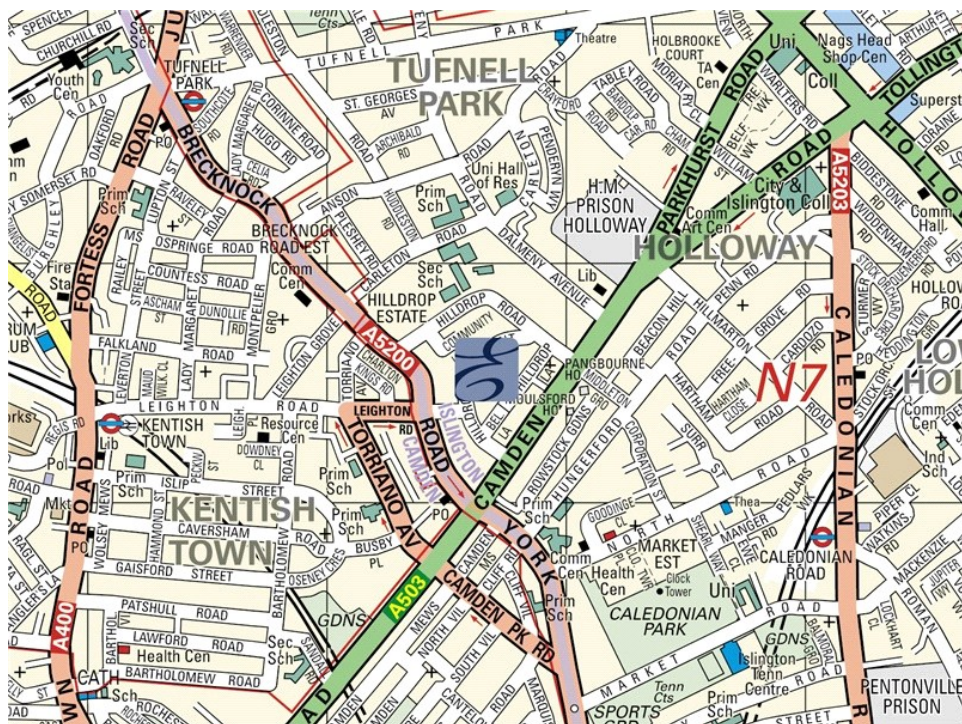
2 Bedroom • 1 Bathroom

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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.

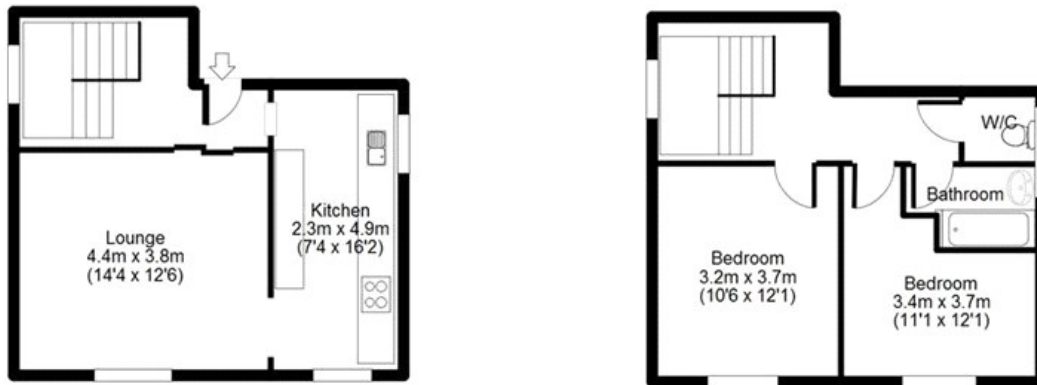



Hilldrop Crescent, Camden  Tufnell Park (0.5M),  Caledonian Road (0.5M),  Kentish Town (0.5M)



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

Hilldrop Crescent N7
 APPROX GROSS INTERNAL FLOOR AREA: 784 sq. ft / 73 sq. m



Floorplan for identity purposes only.
 Measurements are approximate and not to scale.
 Floorplan created by 

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
<i>Very energy efficient - lower running costs</i>			<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92-100) A			(92-100) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D	59	66	(55-68) D		
(39-54) E			(39-54) E	52	60
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
<i>Not energy efficient - higher running costs</i>			<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC		England & Wales	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 (CO₂) emissions. The higher the rating the less impact it has on the environment.

PLACES OF INTEREST NEAR HILLDROP CRESCENT, 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.

🚶 300m (5 mins) from Hilldrop Crescent



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.

🚶 400m (7 mins) from Hilldrop Crescent



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.

🚶 800m (13 mins) from Hilldrop Crescent



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 Crescent



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 Crescent



Jazz Cafe

Since it originally opened in 1990, the Jazz Cafe has become a favourite jazz, soul, funk, dance and hiphop venue. With a long history of popular intimate gigs as well as a great value for money restaurant, the Jazz Cafe has a well-earned reputation as a cool and laid back must-visit club.

🚶 1700m (28 mins) from Hilldrop Crescent