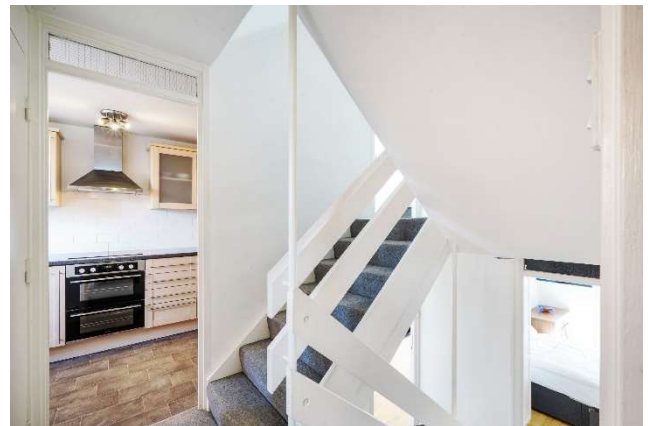


**BAKERSFIELD, CRAYFORD ROAD, N7
OFFERS IN EXCESS OF
£450,000 LEASEHOLD**

**A three bedroom split-level flat, arranged over the fourth
& fifth floors of a purpose built building, set in a gated
development off Crayford Road in N7.**





Bakersfield is located off Crayford Road, nearest tube stations being Tufnell Park (Northern line) & Holloway Road (Piccadilly line) and close to local bus services, shops, cafes, Tufnell Park Tavern & Tufnell Park playing fields including its tennis courts. Islington Upper Street & Highbury Corner are served by bus services from Holloway Road.

The property which is arranged over several levels comprises of a reception room, a separate kitchen, three bedrooms, a windowed bathroom, ample internal storage and a separate w.c.

TENURE: 114 Years Lease from 19th November 2001 and expires 31st December 2115 -The owner has advised they will initiate conversations/the process to extend the lease

GROUND RENT: A peppercorn

SERVICE CHARGE: £192.39pcm – Estimated for 2023/2024

Parking: We have been advised by the owner - permit based

Utilities: The property is serviced by mains water, electricity and sewage

Broadband and Data Coverage. Ultrafast Broadband services are available via Openreach, Virgin Media.

Construction Type: We have been advised by the owner brick

Heating: We have been advised by the owner independent electric radiators

Lease Covenants & Restrictions: Not to use the Flat for any purpose whatsoever other than as a private residential flat. Not to keep any bird, dog or other animal in the Flat. To keep the floors covered with carpet and an underlay except the kitchen and bathroom.

Council Tax: London Borough of Islington - Council Tax Band: B (£1,493.74 for 2024/25)







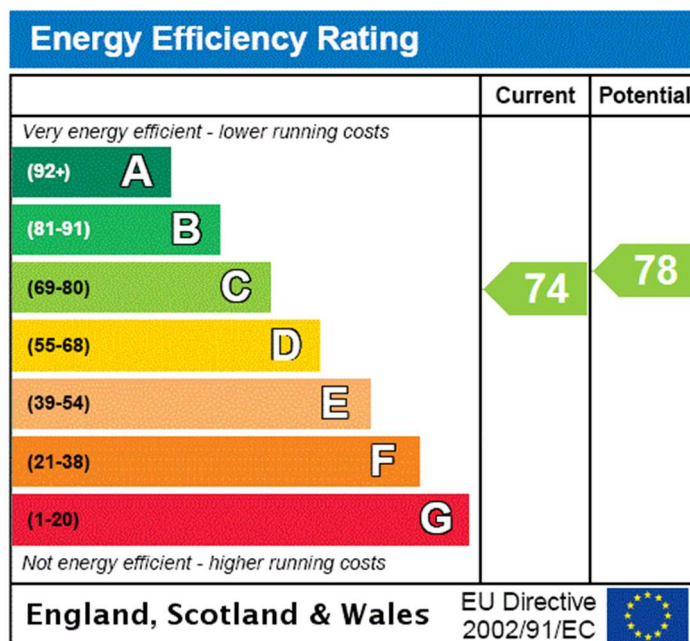






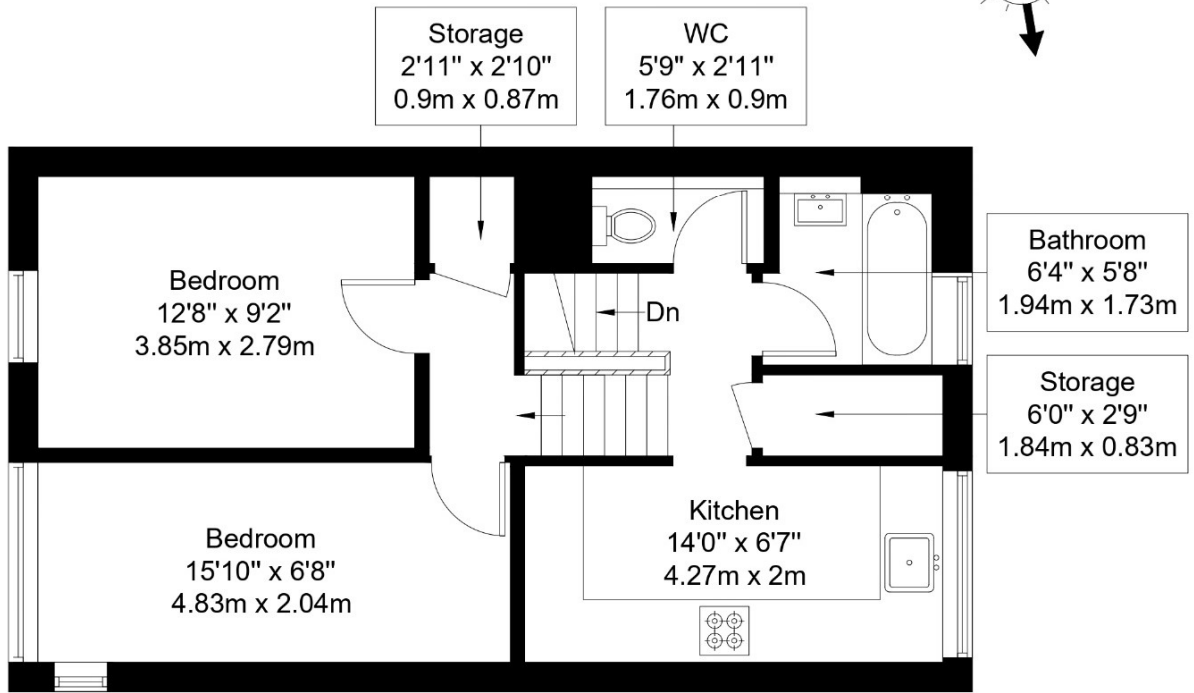
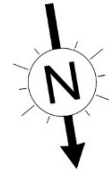
Whilst every attempt has been made in good faith to ensure the accuracy of these details, all data shown including the floorplan, are an interpretation for illustrative purposes only and should be used as a general outline for guidance only and is/are not to scale. Any areas, measurements or distances quoted are approximate and should not be relied upon to value a property or be the basis of any sale or let. Any intending purchaser should satisfy themselves by inspection, searches, enquires and full survey as to the correctness of each statement contained within these particulars and are not to be relied upon as a statement or representation of fact. No responsibility is taken for any error, omission, mis-statement or use of data shown. Please note the floor plan has been carried out by an independent company.

The agent has not tested any apparatus, equipment, fixtures & fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. These details may depict items that are not for sale or included in the sale of the property. Please note that we have not checked the situation with regards to planning consents, building regulation consents and any other relevant consent relating to this property, therefore any interested applicant should carry out their own enquiries with the appropriate parties and/or authorities. These particulars do not form part of any contract and all properties are offered subject to contract. Buyers are advised that we have not read the full terms and conditions of the lease and buyers are advised to request their solicitors' to approve the lease at an early stage of the transaction.

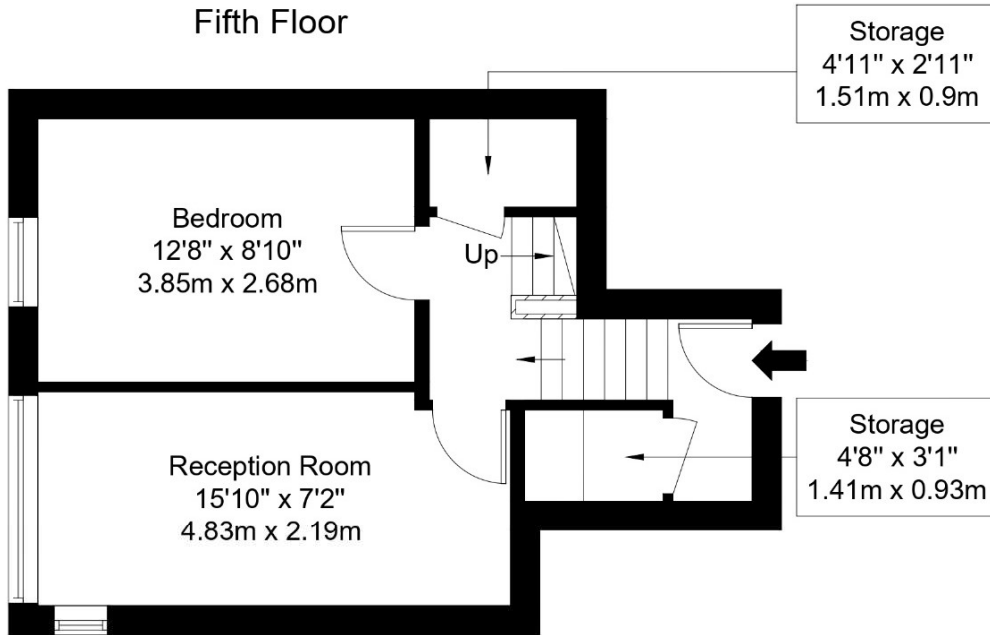


Crayford Road, N7 0LU

Approx Gross Internal Area = 75.7 sq m / 815 sq ft



Fifth Floor



Fourth Floor

Ref :

Copyright

**BLEU
PLAN**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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