

**MERCERS ROAD N19
OFFERS IN EXCESS OF
£650,000 SHARE OF FREEHOLD**

Offering for sale a two bedroom chain-free flat, set on the first floor of a period building, with direct access to a private southerly facing roof terrace.





Mercers Road runs parallel with Tufnell Park Road, nearest tube station being Tufnell Park (Northern line) and close to local bus services, shops, cafes, Tufnell Park Tavern, Tufnell Park playing fields and its tennis courts and Whittington Park. Islington Upper Street & Highbury Corner are served by bus services from Holloway Road in one direction and Highgate in the other.

The property, which has a split level hallway with a small window to the side, comprises a reception room (with a bay) with an open plan kitchen, two bedrooms (one with fitted wardrobes), a windowed bathroom and direct access to a private roof terrace.

TENURE: 999 Years Lease from 7th August 2013

SHARE OF FREEHOLD:

SERVICE CHARGE: We have been advised by the owner they pay 1/3 of the costs to maintain the building - Unverified

Parking: To be advised

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

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

Construction Type: To be advised

Heating: Gas combi boiler

Lease Covenant & Restrictions: Not to use the Flat for any purpose whatsoever other than as a private residential flat. Not to keep any bird, reptile or other animal in the Flat without the written permission of the Freeholder. To keep the floors covered with carpet or sound-deadening material save that wood laminate block or similar flooring shall be permitted provided that sufficient effective sound insulation material shall be installed to prevent the transmission of noise to the other flats in the building approved by the freeholder, except the kitchen and bathroom.

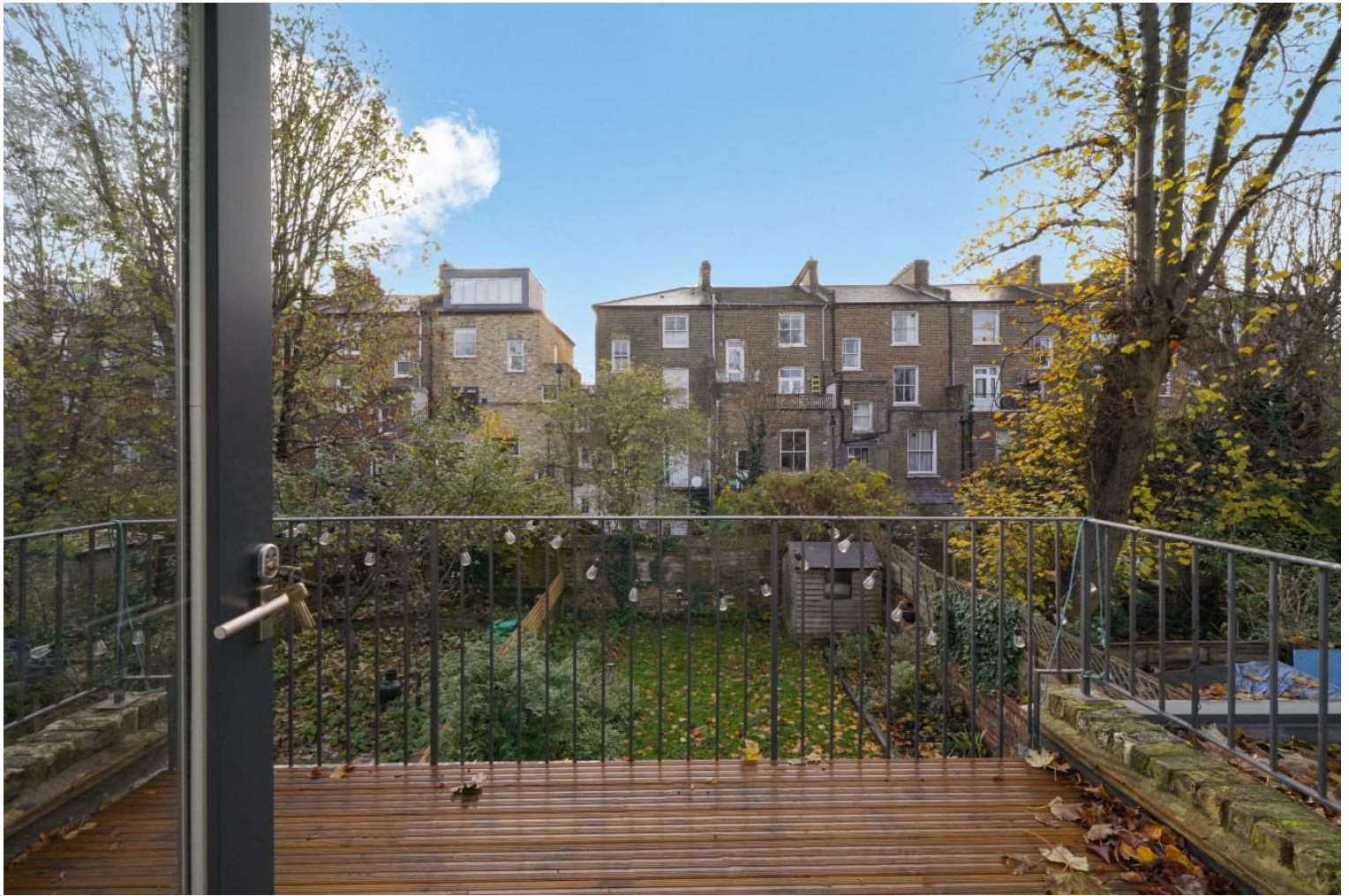
Council Tax: London Borough of Islington - Council Tax Band: D (£1,920.53 for 2024/25).







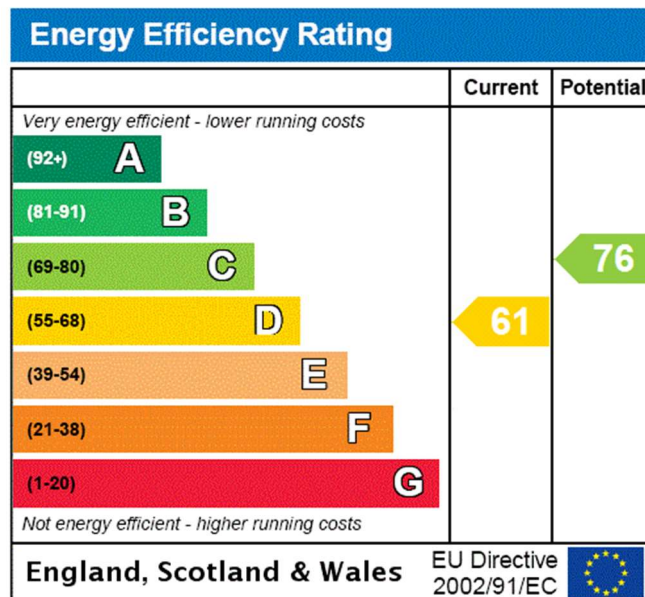






Whilst every attempt has been made in good faith to ensure the accuracy of these details, all data shown including the floorplan, are an interpretation for illustrative purposes only and should be used as a general outline for guidance only and is/are not to scale. Any areas, measurements or distances 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.

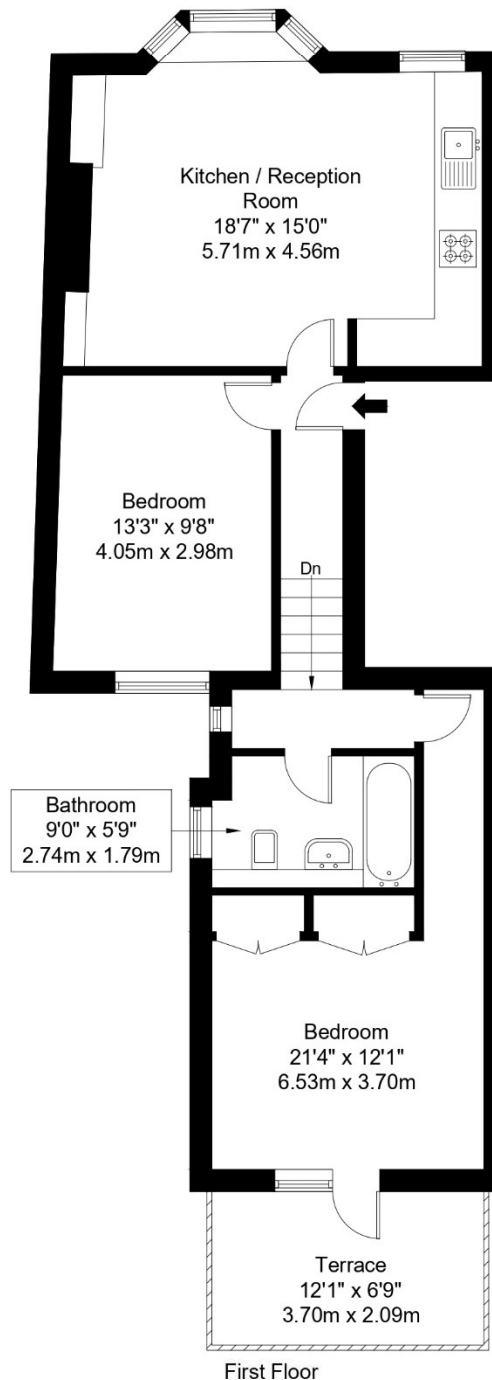
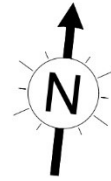


Mercers Road, N19 4PU

Approx Gross Internal Area = 63.75 sq m / 686 sq ft

Terrace = 7.73 sq m / 83 sq ft

Total = 71.48 sq m / 769 sq ft



Ref :

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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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