



LULOT GARDENS N19
£450,000 LEASEHOLD

A SUPERB FIRST FLOOR ONE BEDROOM FLAT
WITH A SOUTH FACING BALCONY, LOCATED ON
THE HIGHLY-REGARDED WHITTINGTON ESTATE.

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DESCRIPTION:

A Brutal-designed Estate in the 1970s by the architect Peter Tabori during Camden Council's 'golden age' of progressive social-housing development, the Estate is ideally located for easy access to a variety of local amenities. Some flats on the Estate remain social and many of them are now privately owned, and are ever-popular with those that appreciate modernist architecture. The development is characterised by its stepped profile that provides each property with excellent levels of natural light, and every flat has its own front door from the pedestrianised street.

LOCATION:

Lulot Gardens is located on the Whittington Estate, toward the southern end of Highgate on the Dartmouth Park borders. It is accessible from Dartmouth Park Hill and conveniently positioned for easy access to a variety of local amenities including Waterlow Park, local shops and Archway Tube Station.

MATERIAL INFORMATION:

Tenure: The Property is LEASEHOLD, the term being 125 years from 17 May 2004 - the Freeholder is Camden Council.

Service Charges: The service charge periods run to 31st March each year and are currently £2,871.33 to the end of March 2025. This pays for a variety of items including caretaking services, estate electricity, fire risk assessment, garden/tree maintenance, communal lighting, communal security, refuse, repairs and maintenance, TV Aerial, building insurance, hot water and heating, accounting/auditing. The Ground Rent is £10 per annum.

Council Tax: Camden Council. The COUNCIL TAX BAND is B (£1,638.28 for 2025/26).

Parking: Parking is street-parking by purchase of a permit from Camden Council.

Utilities: The building has mains-connected electricity, water and sewerage.

Broadband and Data Coverage. Ultrafast Broadband services are available (Openreach, Virgin Media and Community Fibre) and the area has 5G data coverage for mobile phones.

Construction Type: As is typical for Brutalist design, the principal construction material is concrete.

Heating: Communal hot water and heating included in the service charge.

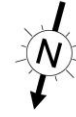
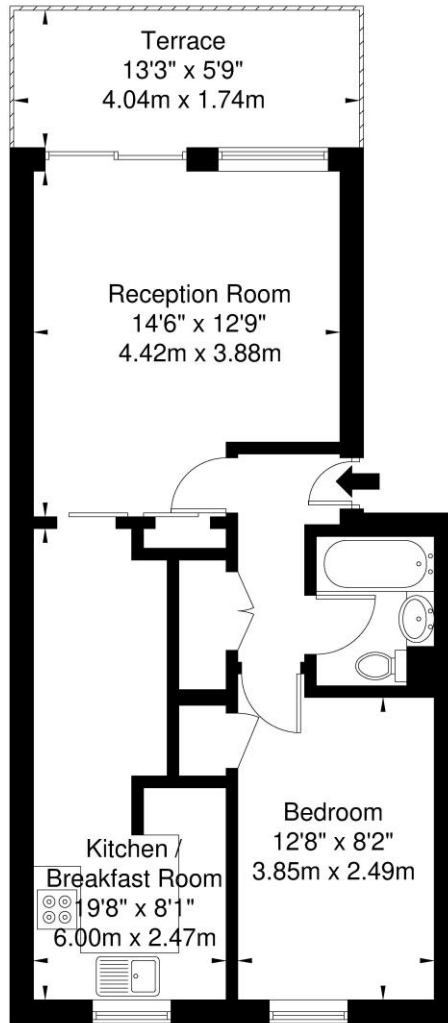
Lease Covenants: To use and occupy the Flat solely and exclusively in accordance with the Permitted Use and not to use the Flat or any part thereof for any business, trade or office. To keep the floors of the Flat substantially covered with carpets except that in the kitchen and bathroom a cork or rubber covering or other suitable material for avoiding the transmission of noise may be used instead of carpets

Lease Restrictions: Not to keep any animal, bird, reptile or insect in the Flat without the written permission of the Freeholder.



Lulot Gardens, N19 5TR

Approx. Gross Internal Area = 48.2 sq m / 519 sq ft



Raised Ground Floor

Ref

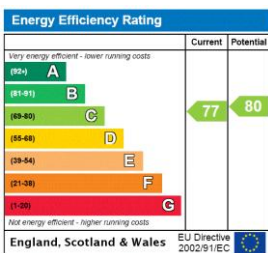
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**BLEU
PLAN**

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. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.



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