

ST JOHN'S GROVE, N19 OFFERS IN EXCESS OF £700,000 SHARE OF FREEHOLD

A well-presented three bedroom flat set, on the second & third (top) floors of an attractive period building, set in the St John's Grove Conservation Area.





St John's Grove is located between Junction Road & Holloway Road, nearest tube station being Archway (Northern line) and close to Upper Holloway overground station, bus services, shops, cafes, pubs, Dartmouth Park, Whittington Park and Parliament Hill Fields is not too far away with Hampstead Heath beyond. Islington Upper Street & Highbury Corner are served by bus services from Holloway Road in one direction and Highgate in the other.

The flat, which the owner has advised has a water softener, offers well-proportioned living accommodation with its entrance on the first floor off the communal hallway. The flat comprises a reception room with access to a kitchen, a shower room and two bedrooms all on the second floor, with stairs up to a further bedroom with an en-suite bathroom (with a bath and a separate shower cubicle) on the top floor above.

TENURE: 125 Years Lease from 1st September 2006

SHARE OF FREEHOLD

SERVICE CHARGE: We have been advised by the owner they pay £30pcm - includes share of the buildings insurance and maintenance costs – Unverified

Parking: To be confirmed

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

Broadband and Data Coverage: Ultrafast Broadband services are available (Openreach, G. Network & Virgin Media) with a very high confidence level of 5G data coverage for mobile phones.

Construction Type: We have been advised by the owner brick with slate roof

Heating: Central heating

Lease Covenants & Restrictions: Not to use the Flat for any purpose whatsoever other than as a private residential flat. Not to keep any animal or bird in the Premises.

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







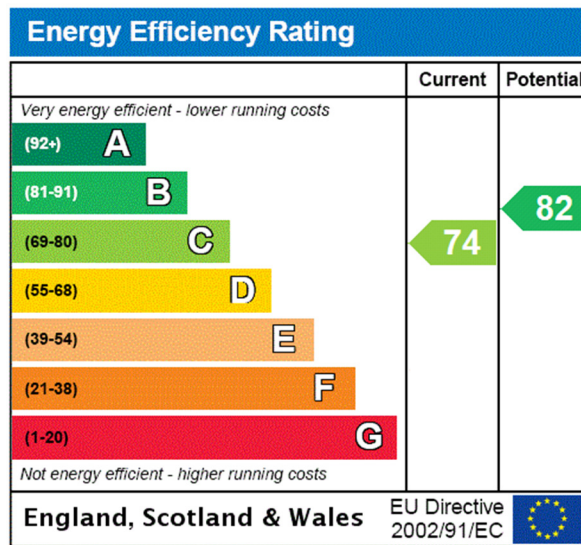






Whilst every attempt has been made in good faith to ensure the accuracy of these details, all data shown including the floorplan, are an interpretation for illustrative purposes only and should be used as a general outline for guidance only and is/are not to scale. Any areas, measurements or distances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

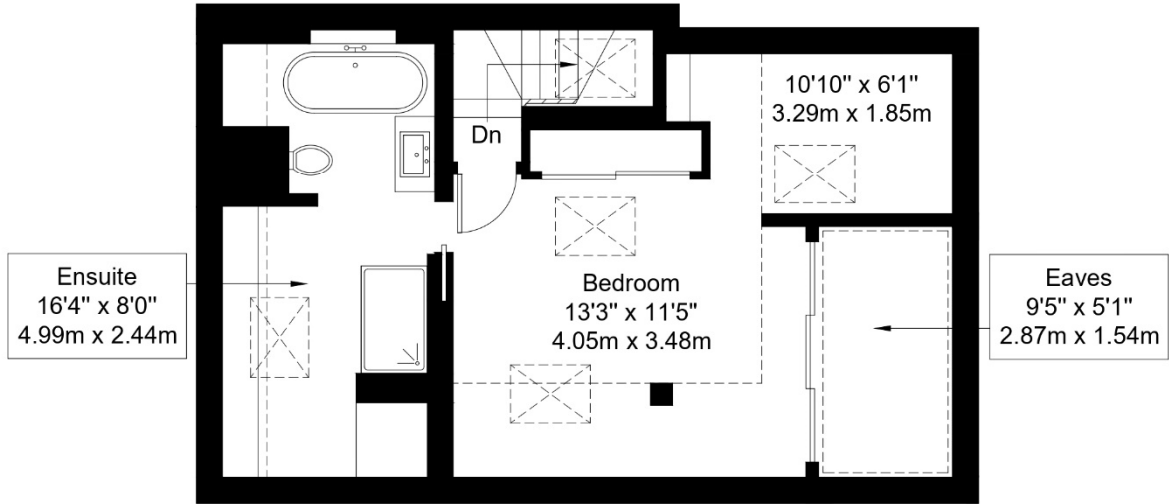
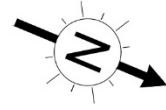


St John's Grove, N19 5RP

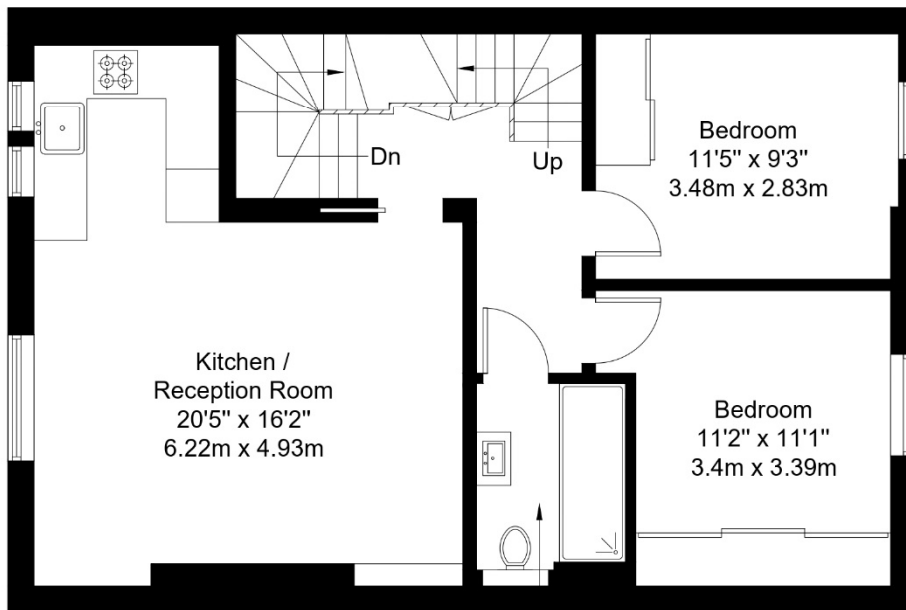
Approx Gross Internal Area = 89.8 sq m / 967 sq ft
 Restricted head height / Eaves = 18.3 sq m / 197 sq ft
 Total = 108.1 sq m / 1164 sq ft



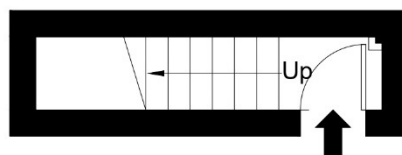
= Reduced headroom below 1.5m / 5'0



Third Floor



Second Floor



First Floor

Ref :

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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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