

**HOLLOWAY ROAD, N19
OFFERS IN EXCESS OF
£500,000 LEASEHOLD**

A two/three bedroom flat set on the lower ground floor of a period building, with its own private entrance, own front garden and direct access to its own rear garden.





The property is located on Holloway Road, close to the junction with Fairmead Road, nearest tube station being Archway (Northern line) and close to Upper Holloway overground station, local bus services, shops, Yebury school & Whittington Park. Islington Upper Street & Highbury Corner are served by bus services from Holloway Road in one direction and Highgate in the other.

The flat is accessed through its own front garden and is entered via its own private entrance. The flat comprises a reception room with access to a kitchen, a shower room, two bedrooms, third bedroom/study and its own rear garden.

TENURE: 189 Years Lease from 31st March 2006

GROUND RENT: A peppercorn

SERVICE CHARGE: £726.27 p.a – The owner was invoiced and was due 25.03.24 – For various communal charges

Parking: The owner has advised a permit for side roads is required

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

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

Construction Type: The owner has advised brick

Heating: To be advised

Lease Restrictions & Covenants: Not to use the Flat for any purpose whatsoever other than as a private residential flat. Not to sub-let the flat. Not to keep any animal or bird in the Flat without the written permission of the Freeholder. To keep the floors covered with a fitted carpet and an underfelt except the kitchen and bathroom which should be properly and suitable covered.

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







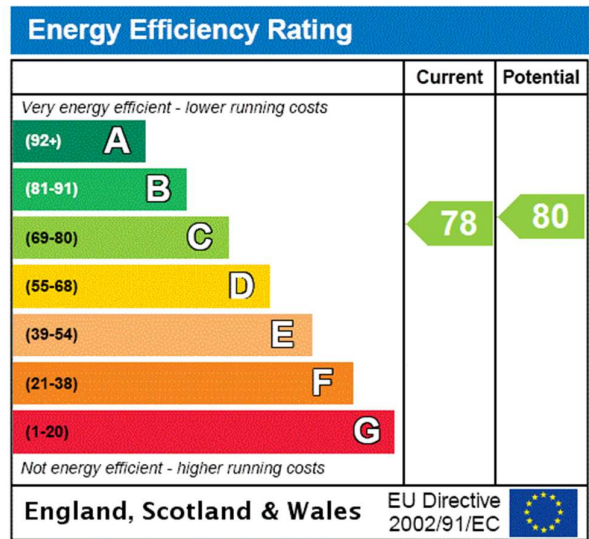






Whilst every attempt has been made in good faith to ensure the accuracy of these details, all data shown including the floorplan, are an interpretation for illustrative purposes only and should be used as a general outline for guidance only and is/are not to scale. Any areas, measurements or distances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



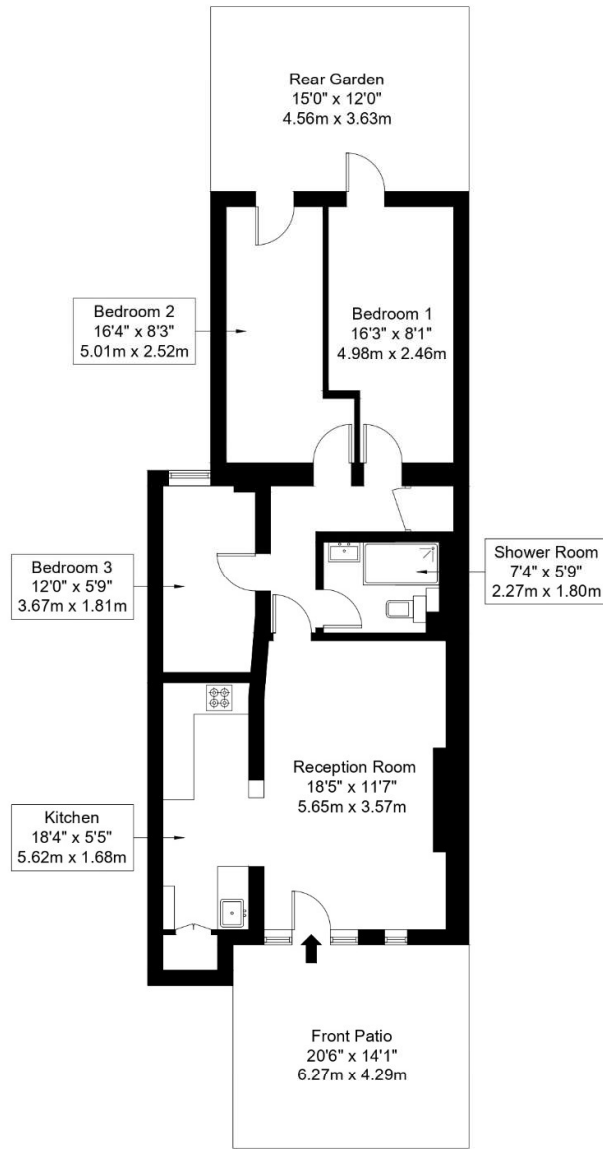
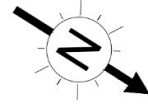
Holloway Road, N19 4DD

Approx Gross Internal Area = 73.60 sq m / 792 sq ft

Rear Garden = 16.55 sq m / 178 sq ft

Front Patio = 26.90 sq m / 290 sq ft

Total = 117.05 sq m / 1260 sq ft



Lower Ground Floor

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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