

**MONNERY ROAD N19
£475,000 LEASEHOLD**

Offering for sale a two bedroom chain-free flat, set on the first floor of a period building set in a road off Junction Road.





Monnery Raod is located off Junction Road, nearest tube stations being Tufnell Park and Archway (both Northern line) and close to local bus services, upper Holloway overground station, shops, Dartmouth Park, pubs and cafes. The Kings Cross area is a bus ride away from Junction Road for its amenities including Kings Cross rail stations, St Pancras Eurostar services, the Regents canal, Granary Square & the shops and restaurants of Coal Drops Yard.

The flat comprises a reception room with access to a kitchen, 2 bedrooms and a bathroom.

TENURE: 999 Years Lease from 25th December 1990

GROUND RENT: A peppercorn

SERVICE CHARGE: To be advised

Parking To be advised

Utilities: To be advised

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

Construction Type: To be advised

Heating: To be advised

Lease Covenants & Restrictions Not to use the Flat for any purpose whatsoever other than as a private residential flat. No cat, dog, bird or other live animal shall be kept in the Demised Premises without the consent of the Lessor. without the written permission of the Freeholder. To keep the floors covered with satisfactory sound-proofing felt and carpet (except the kitchen and bathroom) and the bathroom floor covered with waterproof material or finish.

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





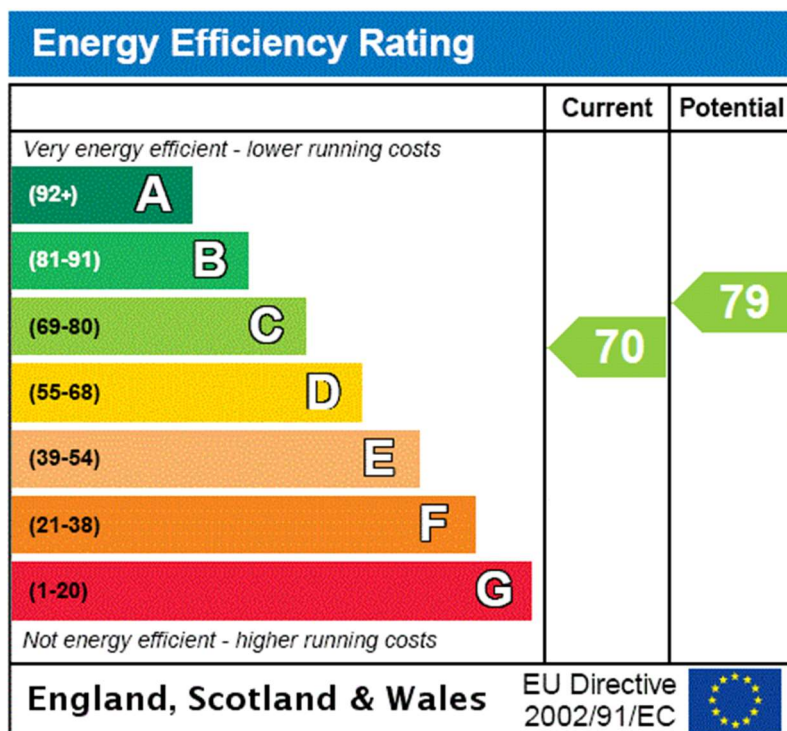






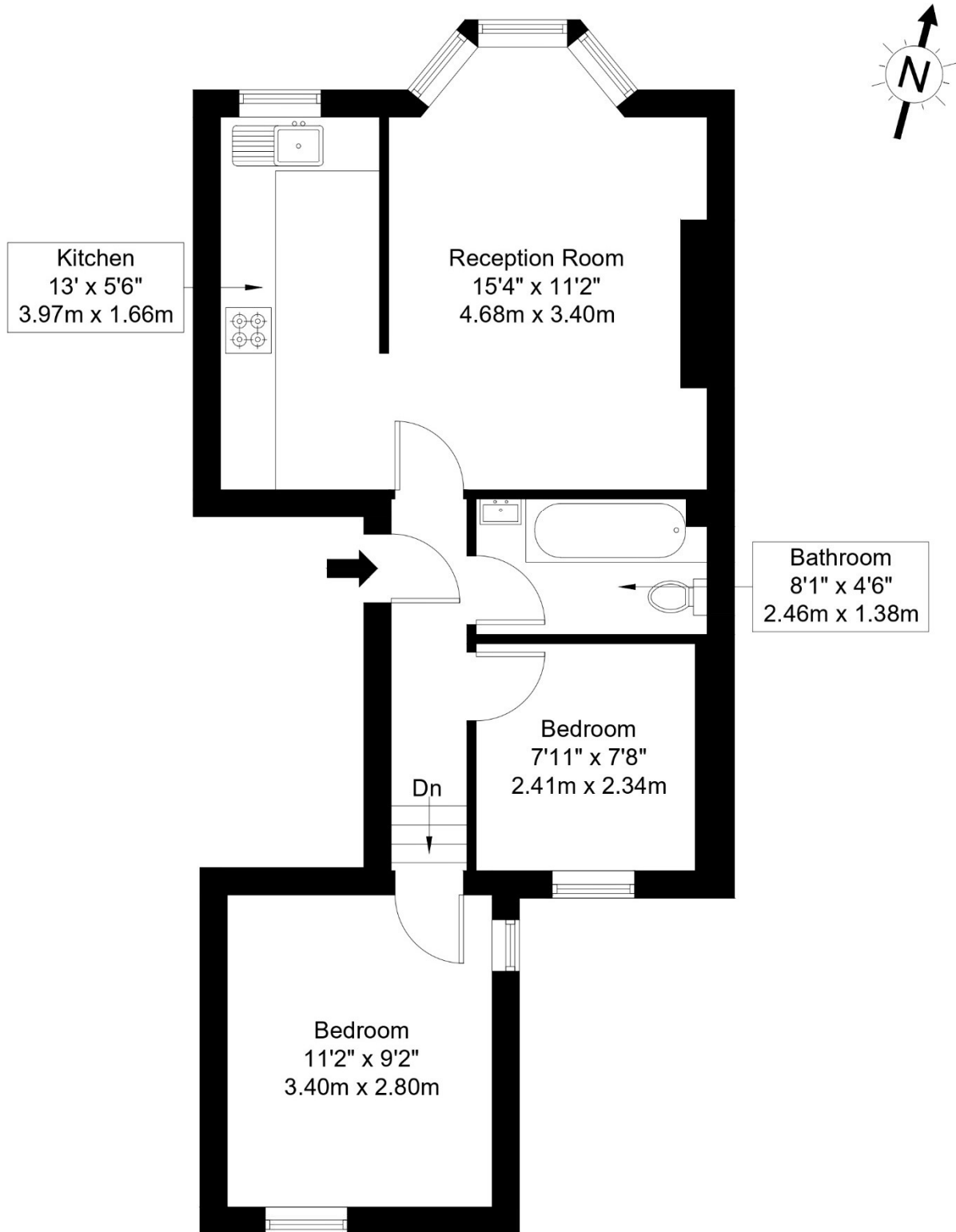
Whilst every attempt has been made in good faith to ensure the accuracy of these details, all data shown including the floorplan, are an interpretation for illustrative purposes only and should be used as a general outline for guidance only and is/are not to scale. Any areas, measurements or distances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



Monnery Road, N19 5RZ

Approx Gross Internal Area = 47.7 sq m / 513 sq ft



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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