

CAMDEN ROAD N7

£400,000 LEASEHOLD

Offering for sale a one bedroom flat set on the first floor of a modern building with a lift, with direct access from the reception room and bedroom to a balcony.





The property is located along the Camden Road, nearest tube station being Caledonian Road (Piccadilly line) and close to local bus services and shops along the Holloway Road. The Camden Town area is a bus ride away from Camden Road for its attractions including Camden Market alongside The Regents Canal. The Kings Cross area is one stop along the Piccadilly line from Caledonian Road tube station, 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 property which is set above a library, comprises a reception room with an open plan kitchen, access to a balcony through a door from the reception room and from the bedroom (the bedroom has fitted wardrobes) & there is a bathroom.

- TENURE:** 125 Years Lease from 6th April 2018
- GROUND RENT:** £500p.a and once final staircasing happens there is a review and then further reviews every 10 years
- SERVICE CHARGE:** £2407.29 – Estimated for period 01.04.23 to 31.03.2024 for buildings insurance, management and other communal charges
- Parking:** None
- Utilities:** The property is serviced by mains water, electricity and sewage
- Broadband and Data Coverage.** Ultrafast Broadband services are available via Openreach, Virgin Media.
- Construction Type:** We have been advised by the owner brick
- Heating:** We have been advised by the owner communal
- Lease Covenants & Restrictions:** Not to use the Flat for any purpose whatsoever other than as a private residential flat. To keep the floors covered with suitable material for reasonably minimising the transmission of noise to other dwellings within the building.

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.

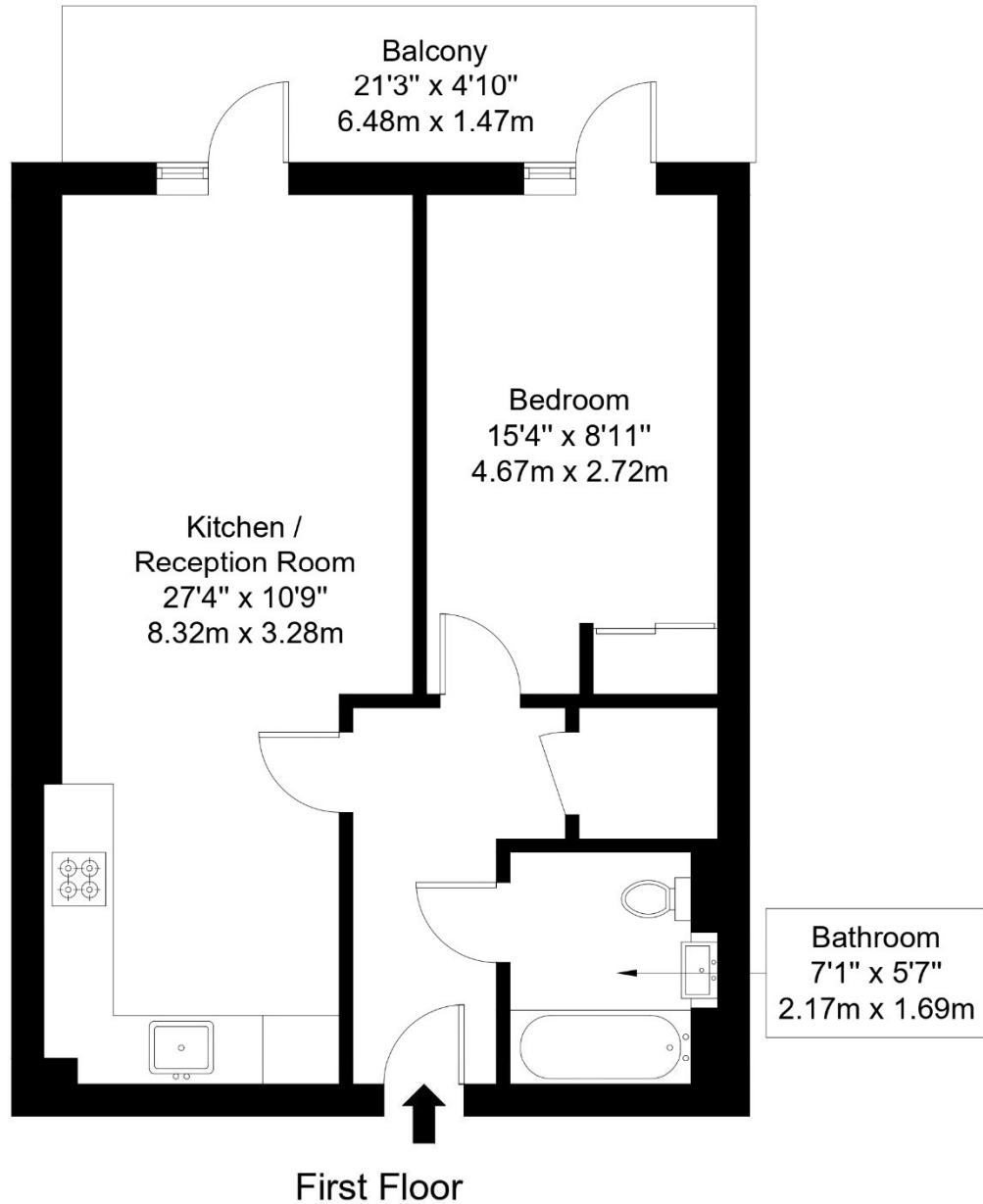
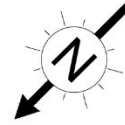
Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B	89	89
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

Camden Road, N7 0JN

Approx Gross Internal Area = 51.4 sq m / 553 sq ft

Balcony = 9.5 sq m / 102 sq ft

Total = 60.9 sq m / 656 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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