

JUTLAND CLOSE, SUSSEX WAY, N19
£400,000 SHARE OF FREEHOLD

A super one bedroom two storey house arranged over the ground & first floors, set within a development off Sussex Way in N19.





Jutland Close is located off Sussex Way, nearest tube station being Archway (Northern line) and close to Upper Holloway overground station, good local bus services and shops along the Holloway Road and in Stroud Green and Crouch End. Islington Upper Street & Highbury Corner are served by bus services from Holloway Road in one direction and Highgate in the other.

This well presented home comprises a reception room with an open plan kitchen on the ground floor, with stairs up to a bedroom with built in wardrobes and a windowed bathroom on the first floor above.

TENURE: 125 Years Lease from 29th September 1988

SHARE OF FREEHOLD

SERVICE CHARGE: £831.52 for period 01.10.2024 to 30.09.2025 covers buildings insurance and other various communal charges

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 via Openreach, Hyperoptic.

Construction Type: We have been advised by the owner walls are cavity construction with facing brickwork. Pitched tiled roof.

Heating: Gas central heating

Notable Lease Covenants & Restrictions: Not to use the Property for any purpose whatsoever other than as a private residential Property. Not to sub-let the Property without management Company consent (not unreasonably withheld). Not to keep any bird or animal in the Property which may cause annoyance to any owner or occupier of the Apartments or other Houses.

Council Tax: London Borough of Islington - Council Tax Band: C (£1,707.13 for 2024/25).













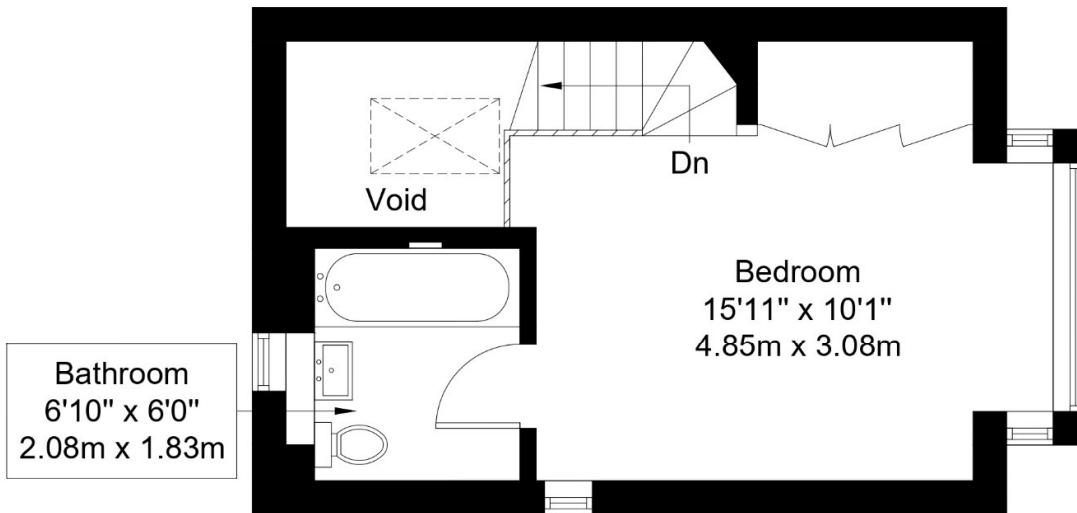
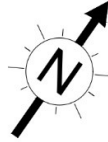
Whilst every attempt has been made in good faith to ensure the accuracy of these details, all data shown including the floorplan, are an interpretation for illustrative purposes only and should be used as a general outline for guidance only and is/are not to scale. Any areas, measurements or distances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

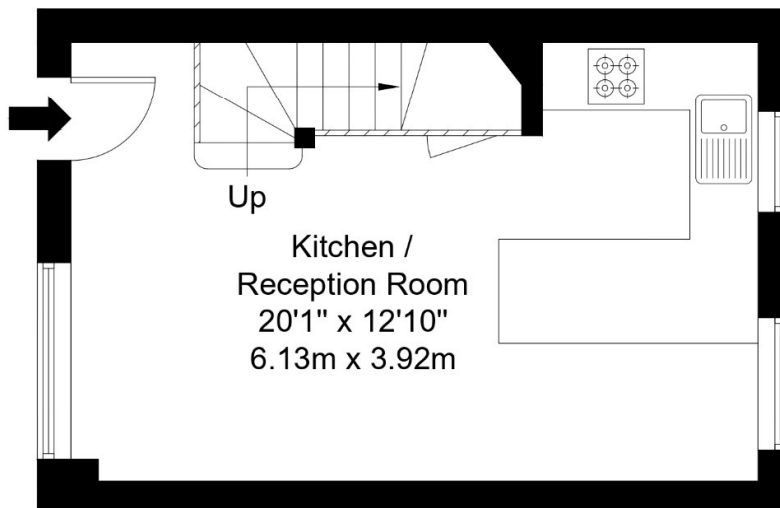
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		89
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Jutland Close, N19 4BE

Approx Gross Internal Area = 49.6 sq m / 534 sq ft



First Floor



Ground Floor

Ref :

Copyright

**B L E U
P L A N**

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.

Copyright @ BleuPlan