

**BRECKNOCK ROAD, N7
OFFER IN EXCESS OF
£850,000 SHARE OF FREEHOLD**

A spacious three bedroom chain-free flat, set on the ground floor of a period end of terrace building, with direct access to a private south-westerly facing rear garden.





The property is located on the corner with Leighton Grove, nearest tube stations being Kentish Town & Tufnell Park (both Northern line) and close to Kentish Town Thameslink, local bus services, shops and cafes. The Kings Cross area is a bus ride away from Brecknock 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 property offers well proportioned living accommodation and comprises a well-sized reception room, a separate kitchen/breakfast room, three bedrooms (one with an ensuite shower room and another used as a dining room), a bathroom and a private rear garden offering off street-parking.

TENURE: 125 Years Lease from 1st January 2002

SHARE OF FREEHOLD:

SERVICE CHARGE: We have been advised by the owner the flat pays one third of any communal bill - £822.74 Estimated and part actual for 2024

Parking: We have been advised by the owner - Off street parking available, road parking

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

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

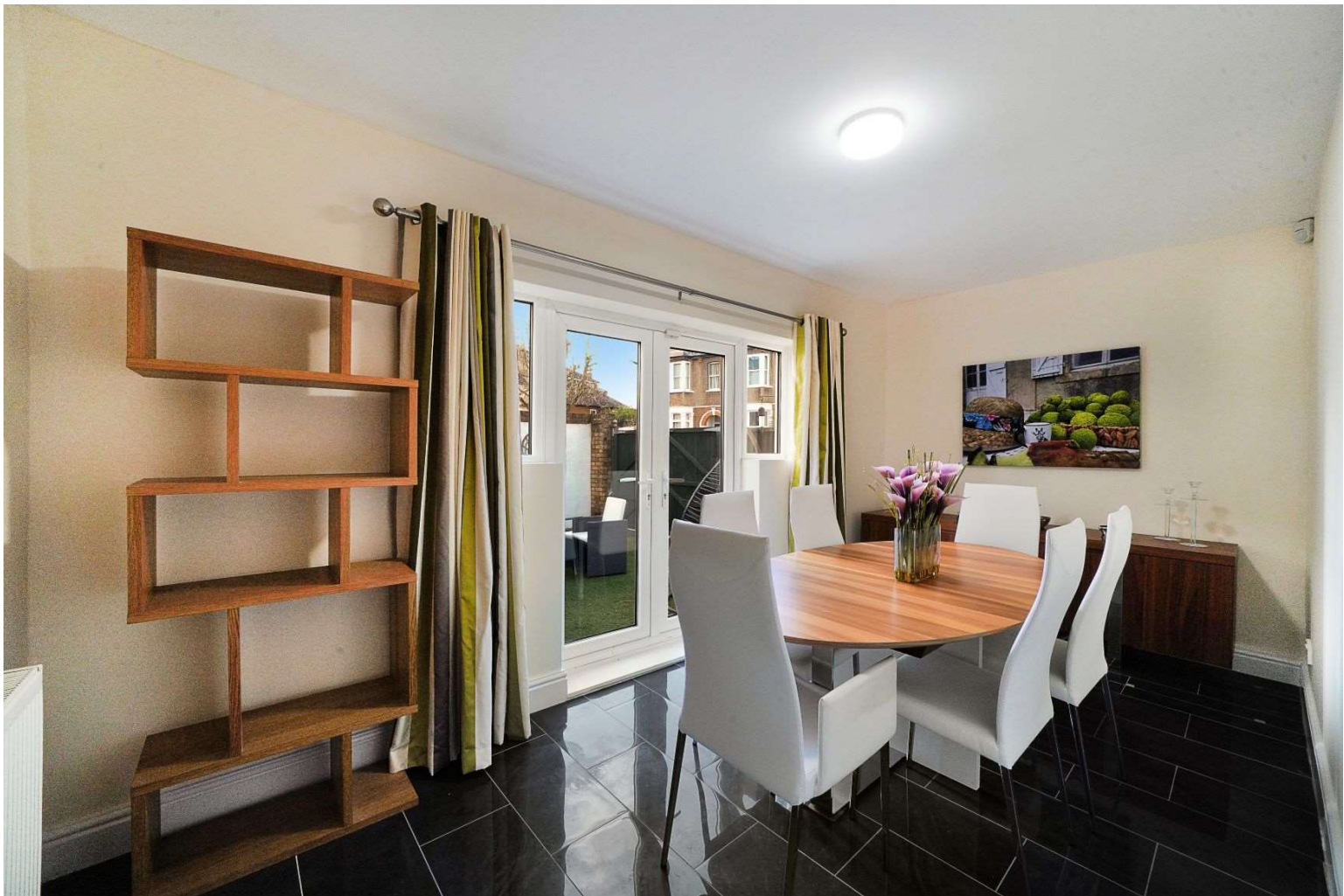
Construction Type: We have been advised by the owner - External brick walls, flat roof areas asphalt or bitumen felt

Heating: Gas

Notable Lease Covenants & Restrictions: Not to use the Flat for any purpose whatsoever other than as a private residential flat. Not to sub-let the flat without Freeholder consent (not unreasonably withheld). Not to keep any pets or animals on the Premises without the consent of the Freeholder.

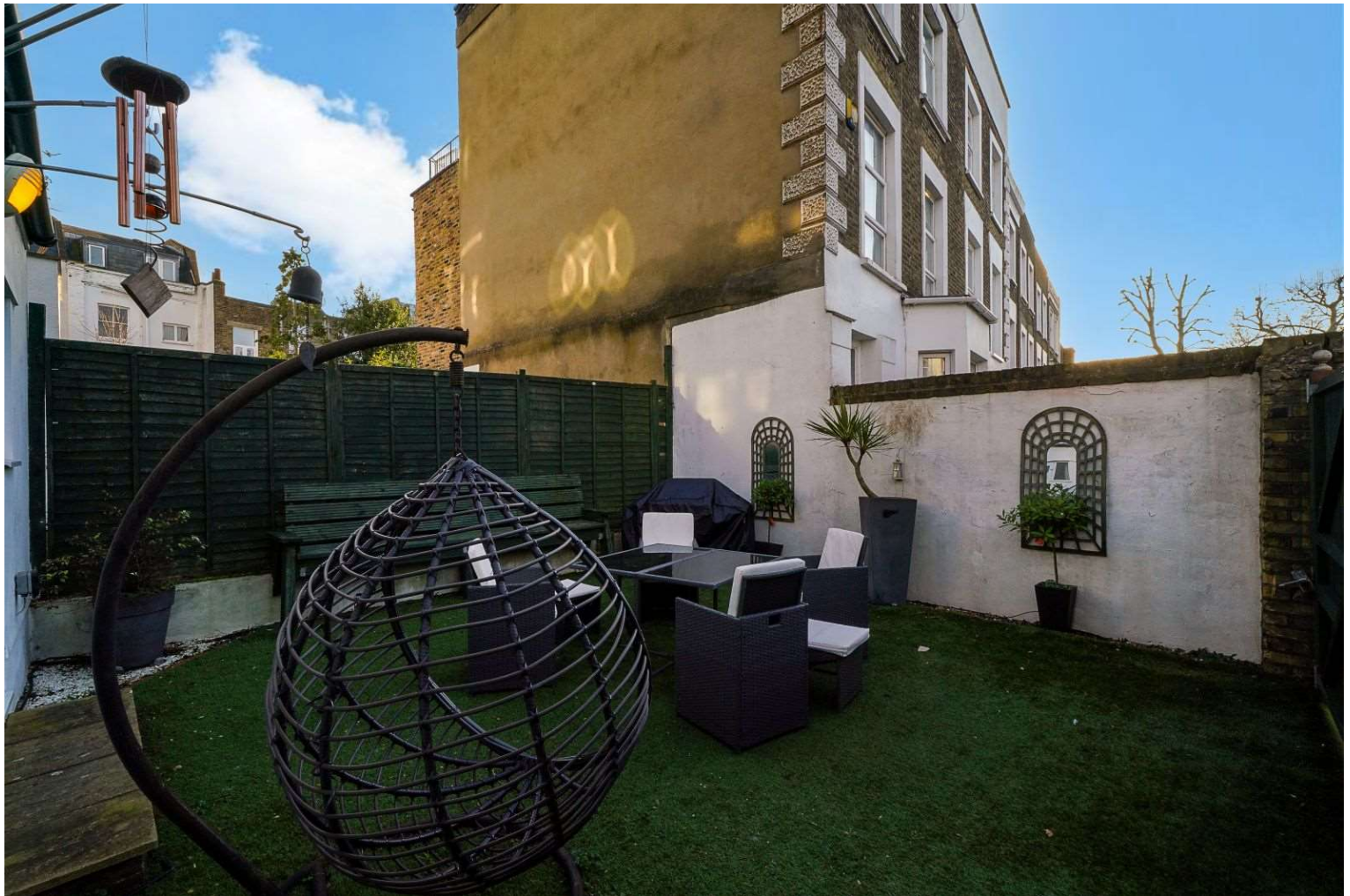
Council Tax: London Borough of Camden - Council Tax Band: E (£2,457.37 for 2024/25).













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.

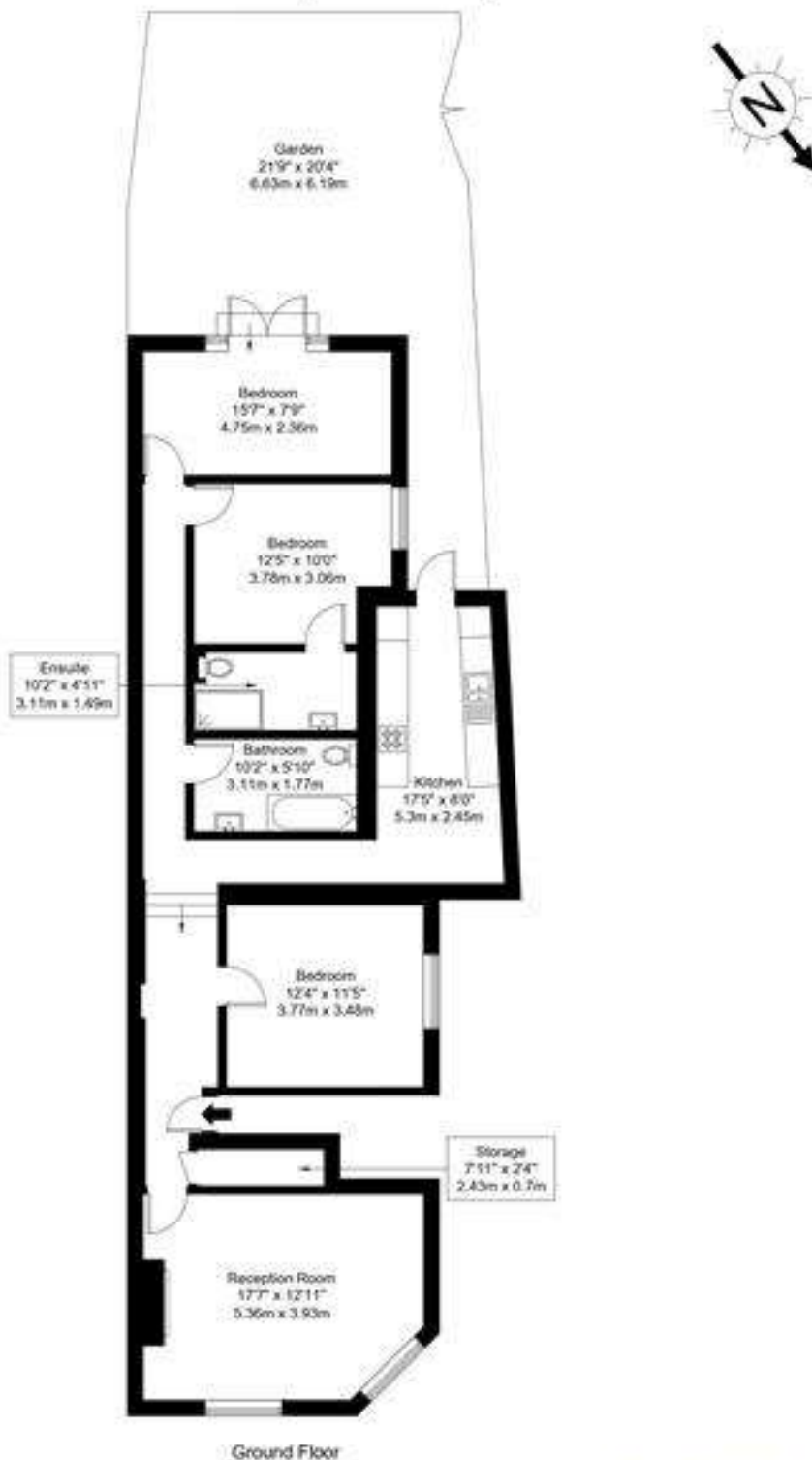
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	72	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Brecknock Road, N7 0DA

Approx Gross Internal Area = 104 sq m / 1119 sq ft

Garden = 46.5 sq m / 501 sq ft

Total = 150.5 sq m / 1620 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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