

**LINDEN WALK, N19
OFFERS IN EXCESS OF
£375,000 LEASEHOLD**

A well presented one bedroom flat set on the second (top) floor of a purpose built building, with stairs up to its own private entrance and a right to use the communal rear garden.





Linden Walk is set back from Junction Road, nearest tube stations being Archway & Tufnell Park (both Northern line) and close to Upper Holloway overground station, local bus services, shops, cafes and Dartmouth Park. 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.

This super top floor property, which has its own private entrance on the floor below, comprises a reception room with a window to the front and bay window to its side, a separate kitchen, a bedroom with fitted wardrobes, a bathroom and use of the communal rear garden.

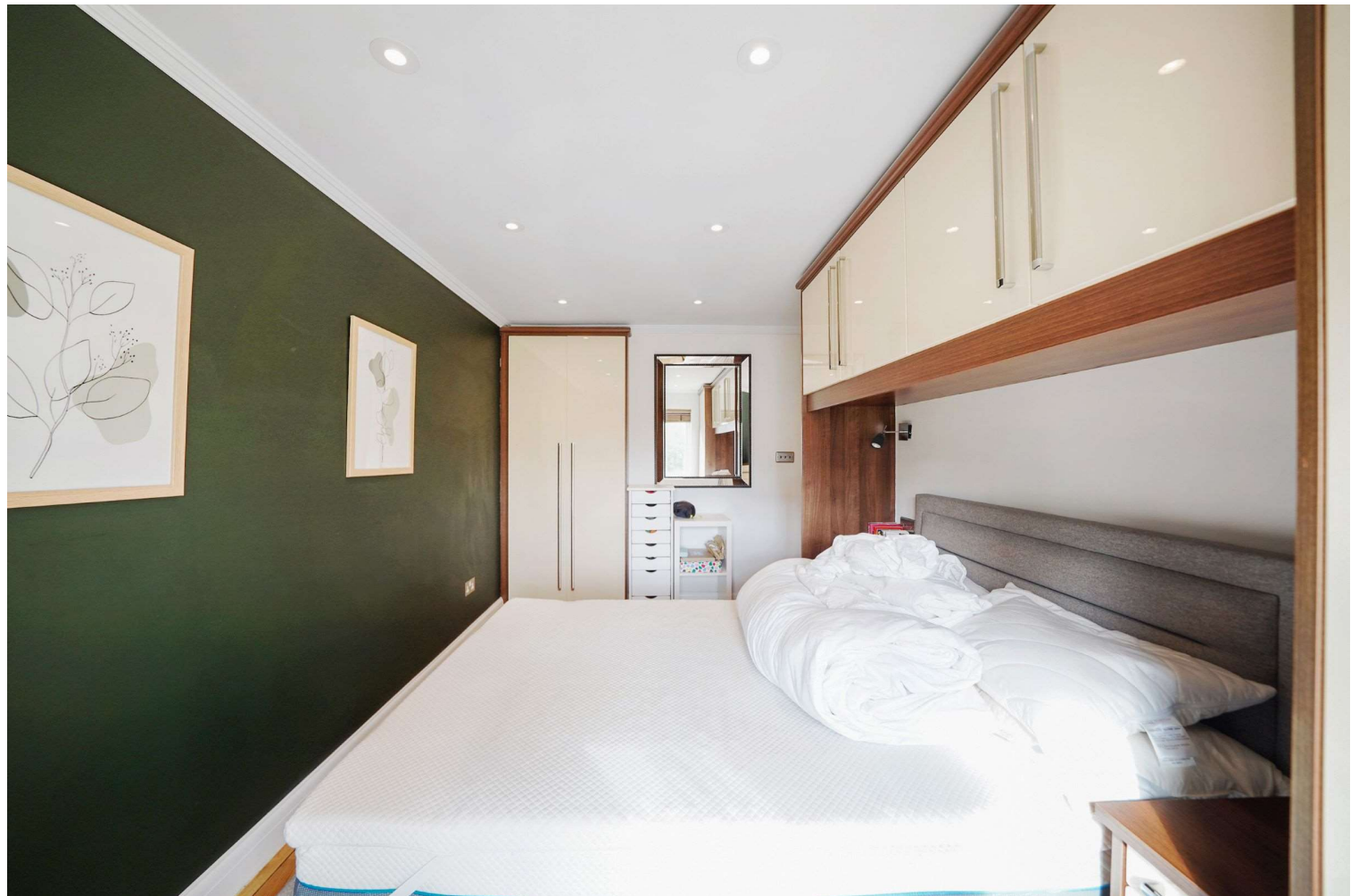
- TENURE:** 125 Years Lease from 25th December 1985 – We have been advised by the owners they are currently looking into extending the lease
- GROUND RENT:** £10 p.a
- SERVICE CHARGE:** We have been advised by the owner they pay £68.85 pcm - Unverified
- Parking:** We have been advised by the owner residents permit parking is available
- 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, G Network.
- Construction Type:** We have been advised by the owner brick with tiled/slate roof and timber windows
- Heating:** Gas boiler with radiators
- 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: C (£1,707.13 for 2024/25).





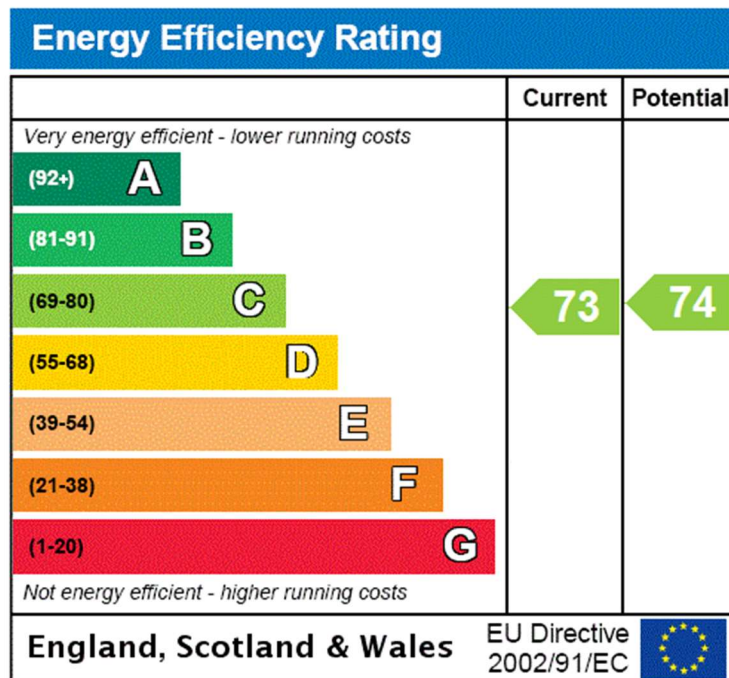






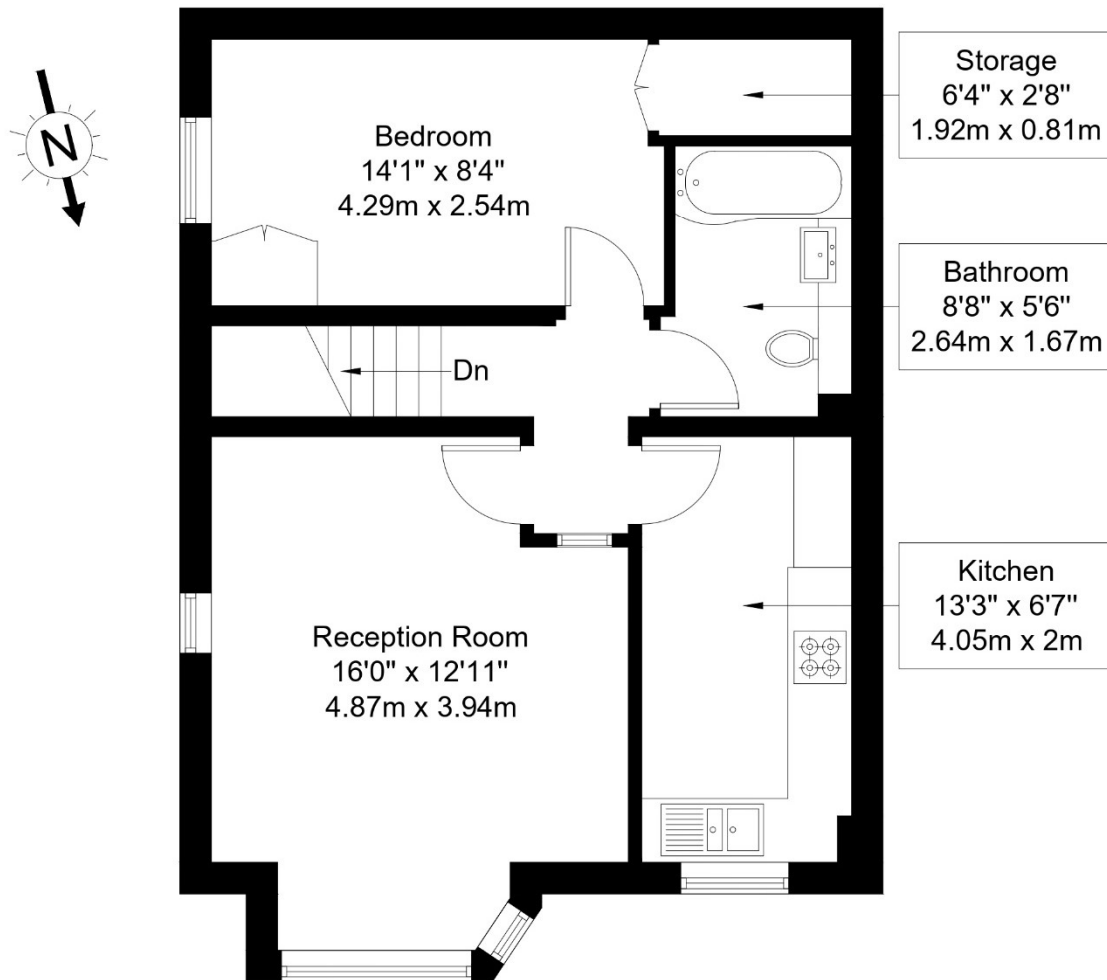
Whilst every attempt has been made in good faith to ensure the accuracy of these details, all data shown including the floorplan, are an interpretation for illustrative purposes only and should be used as a general outline for guidance only and is/are not to scale. Any areas, measurements or distances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

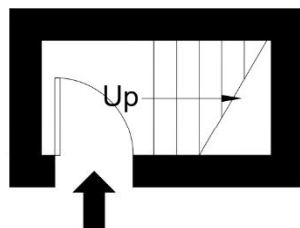


Linden Walk, N19 5XA

Approx Gross Internal Area = 51.3 sq m / 552 sq ft



Second Floor



First Floor

Ref :

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**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.

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