

**CHRIS PULLEN WAY N7  
OFFERS IN EXCESS OF  
£600,000 LEASEHOLD**

**Offering for sale a bright and spacious two-bedroom, two bathroom apartment near Coal Drops Yard.**



With a top-floor balcony, this bright and spacious apartment benefits from all day sunshine, and peace and quiet away from road noise. This chain-free apartment features two large double bedrooms, each with floor to ceiling windows over a quiet courtyard. The master bedroom boasts a well-equipped en-suite bathroom, to add to the family bathroom with bath.

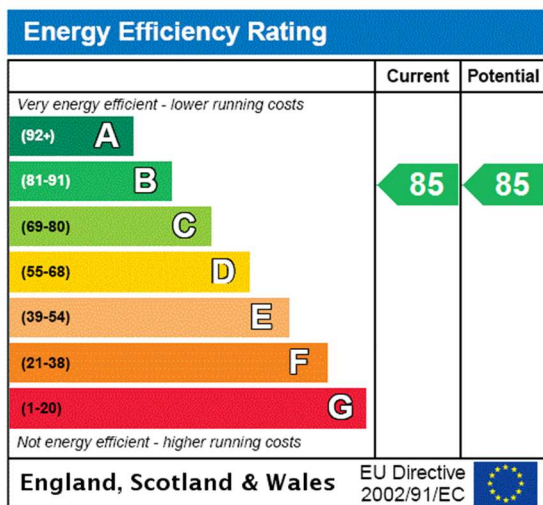
A word from the Owner:

“This fantastic home has been a joy to live in for almost ten years. Its bright, airy and open plan design opening to balcony is perfect for entertaining, and long evenings admiring the view of The City & St Paul’s. Its central location and proximity to a little-known park facilitates such a fantastic lifestyle. The cherry-on-top, solar-thermal hot water system keeps power bills very low throughout the year”

**MATERIAL INFORMATION:**

<b>Tenure:</b>	<b>125 year lease from and including 25th March 2012.</b>
<b>Ground Rent:</b>	£200.01 and included in service charge.
<b>Service Charges:</b>	£2,016.60 per annum. This pays for a variety of items including bulk waste removal, communal parts cleaning, grounds maintenance, lift servicing, entry-phone, building insurance, reserve fund contribution, management fees.
<b>Council Tax:</b>	Islington Council BAND E (£2,347.32 for 2024/25).
<b>Parking:</b>	Street parking by permit.
<b>Utilities:</b>	Mains connected electricity, gas, water and sewerage
<b>Broadband and Data Coverage:</b>	Ultrafast Broadband services are available (Openreach & Virgin Media) with a very high confidence level of 5G data coverage for mobile phones.
<b>Construction Type:</b>	TBA
<b>Heating:</b>	Gas Central Heating.

**Lease Covenants & Restrictions:** Not to use the Flat for any purpose whatsoever other than as a private residential flat. Not to keep any animal, bird, reptile or insect in the Flat without permission of the Freeholder. To keep the floors of the Flat, including passages thereof substantially covered with carpets except the kitchen and bathroom a suitable material for avoiding the transmission of noise.



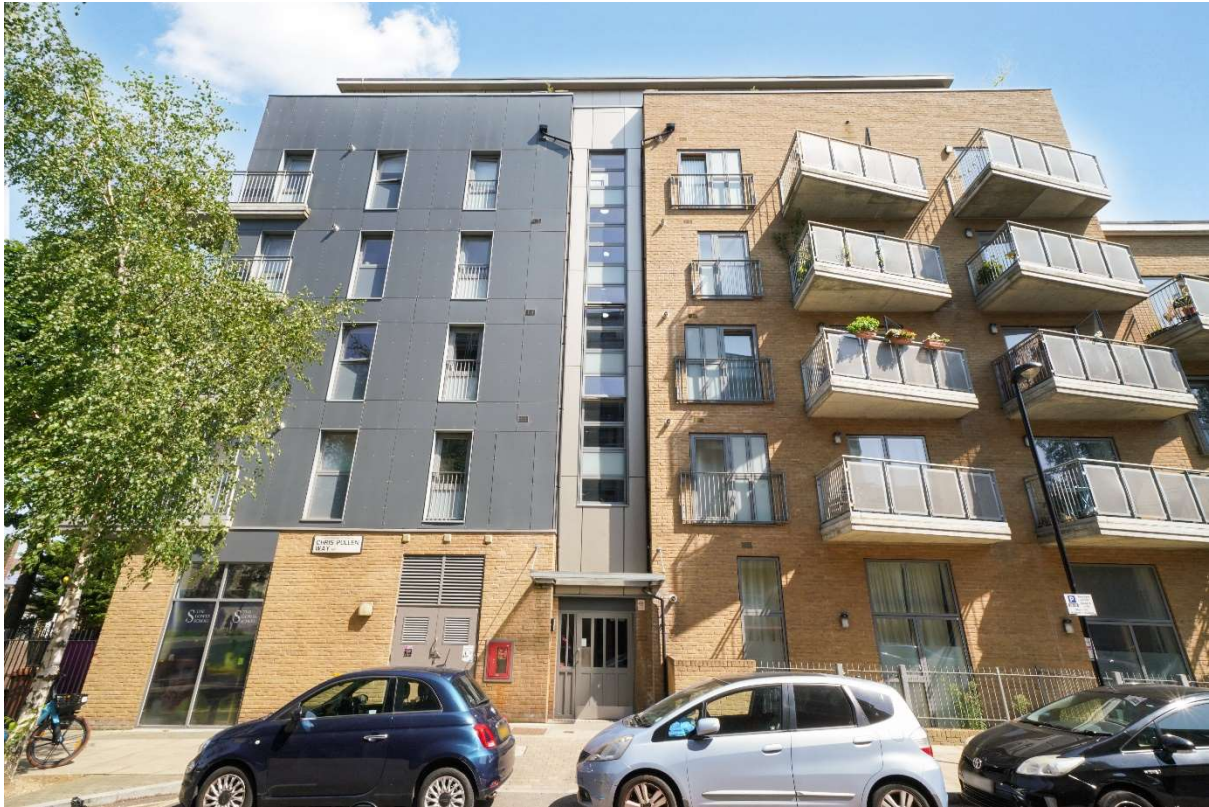












Whilst every attempt has been made in good faith to ensure the accuracy of these details, all data shown including the floorplan, are an interpretation for illustrative purposes only and should be used as a general outline for guidance only and is/are not to scale. Any areas, measurements or distances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

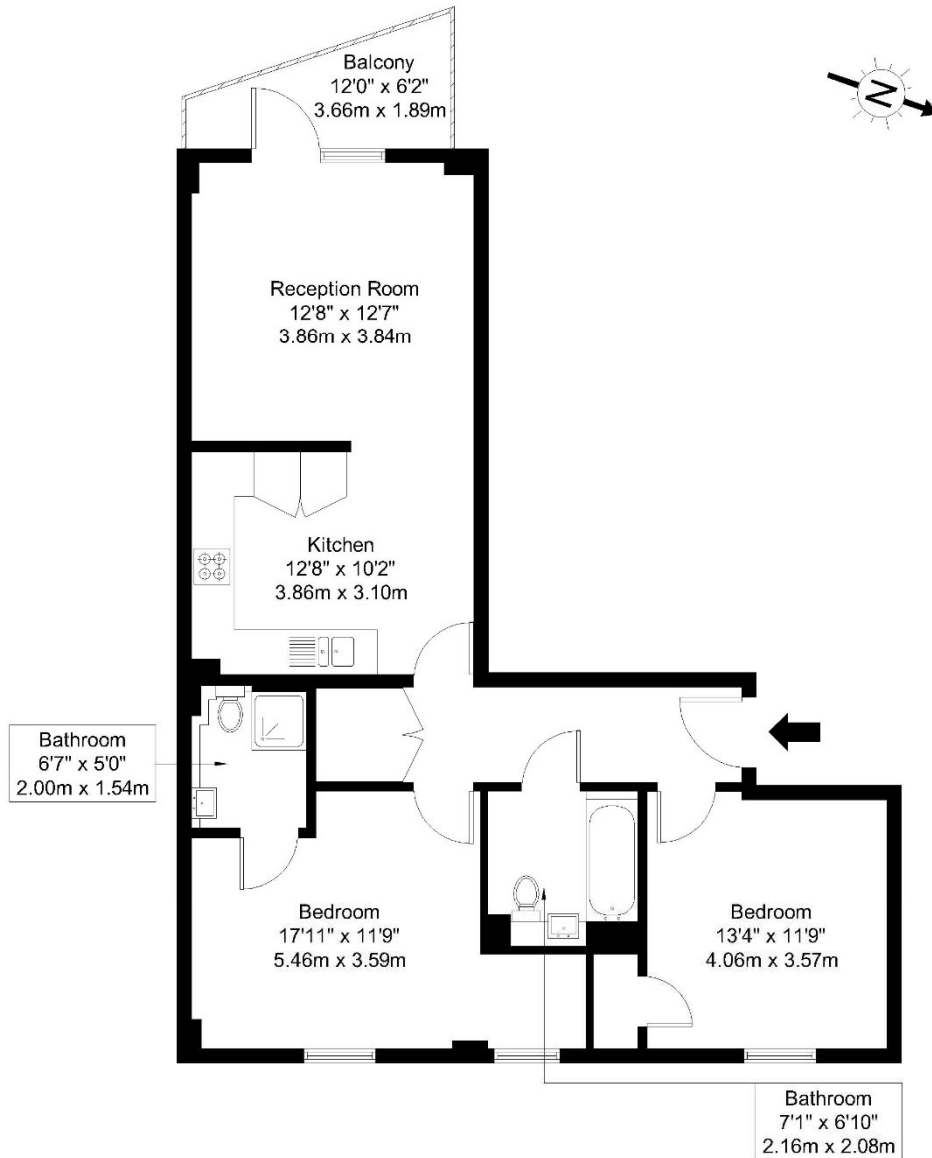


# Chris Pullen Way, N7 9FG

Approx Gross Internal Area = 73.5 sq m / 791 sq ft

Balcony = 4.7 sq m / 51 sq ft

Total = 78.2 sq m / 842 sq ft



Fourth Floor

Ref:

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**BLEU  
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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