

HUDDLESTON ROAD N7 £700,000 LEASEHOLD

A two bedroom flat set on the lower ground floor of a substantial period building, with its own entrance and own private section of south-westerly facing rear garden.





The property is set at the Carleton Road end of Huddleston Road, nearest tube stations being Tufnell Park & Kentish Town (both Northern line) and close to Kentish Town Thameslink, local bus services, shops, cafes & restaurants. 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 flat comprises its own private entrance to the side of the building, a good sized reception room (with period fireplace) which gives access to a kitchen, two bedrooms (larger bedroom with doors opening onto the garden), a windowed bathroom and direct access to its own section of rear garden with patio and lawn.

****Please note although an area off the kitchen extends underneath the building's main entrance door and is not demised within the lease, this flat has the sole access to this area and this space has been used for many years****

****PLEASE NOTE ALL THE PHOTOS ENCLOSED WERE TAKEN JULY 2023****

- TENURE:** 125 Years Lease from 25th September 1992
- GROUND RENT:** £150p.a and increasing throughout the term of the lease
- SERVICE CHARGE:** To be confirmed
- Parking:** We have been advised by the owner on street parking with a permit
- Utilities:** The property is serviced by mains water, electricity, gas and sewage
- Broadband and Data Coverage.** Ultrafast Broadband services are available via Openreach, Hyperoptic, Community Fibre, Virgin Media.
- Construction Type:** We have been advised by the owner brick and tiled roof
- Heating:** Gas central heating
- 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 to a limited company without Freeholder consent. Not to keep animals other than domestic pets in the Flat.

Council Tax: London Borough of Islington - Council Tax Band: E (£2,347.32 for 2024/25).







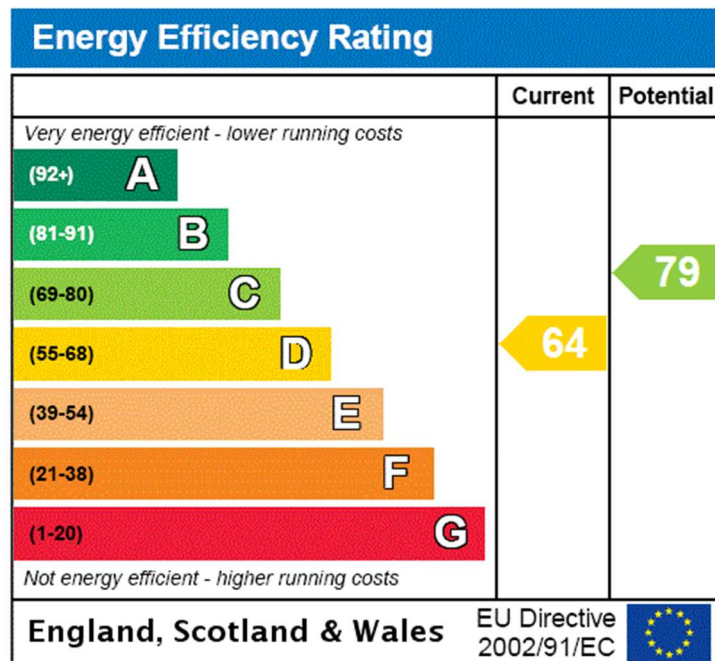






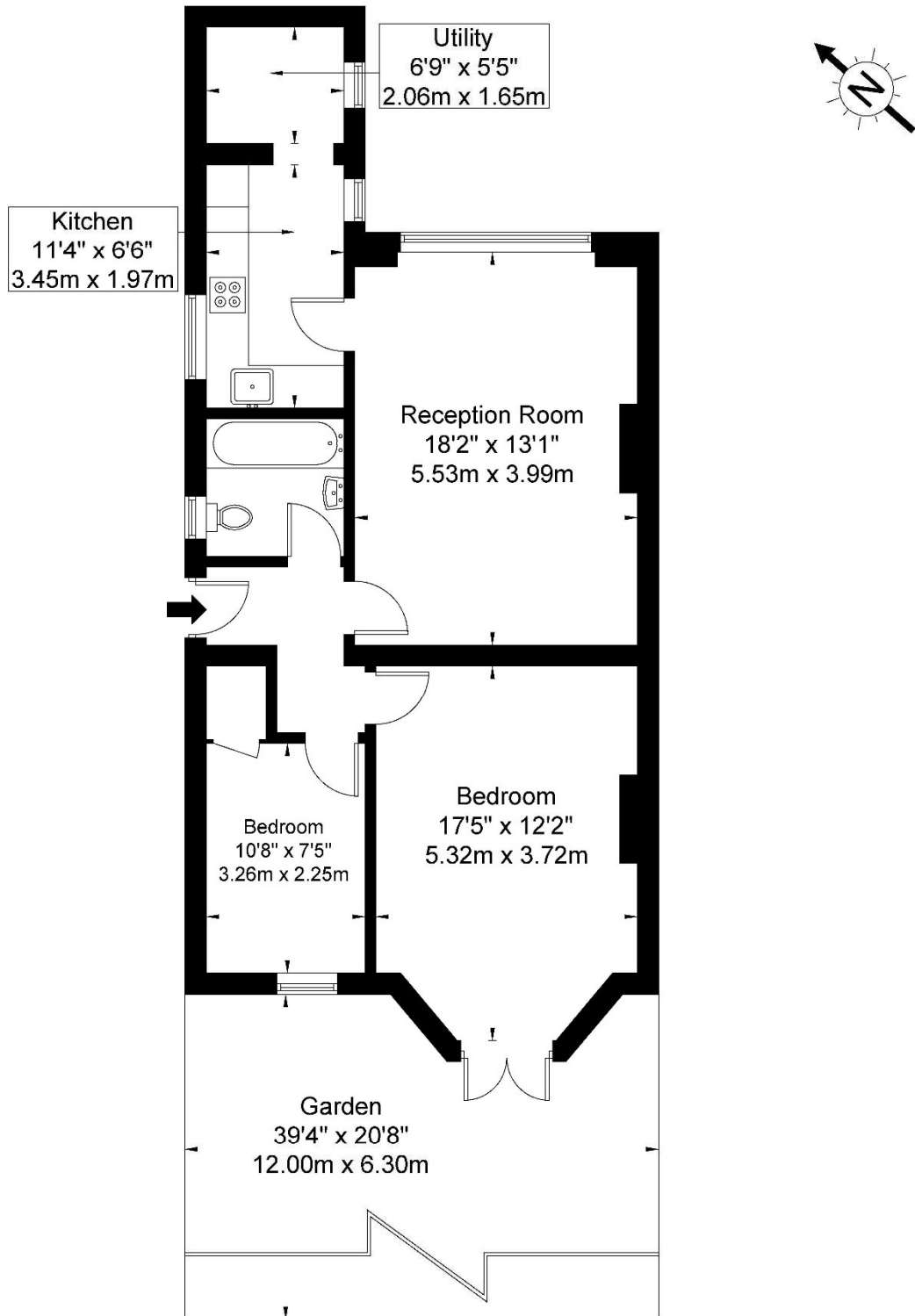
Whilst every attempt has been made in good faith to ensure the accuracy of these details, all data shown including the floorplan, are an interpretation for illustrative purposes only and should be used as a general outline for guidance only and is/are not to scale. Any areas, measurements or distances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



Huddleston Road N7 0RE

Approx Gross Internal Area = 70.5 sq m / 758 sq ft



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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. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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