

**BRECKNOCK ROAD, N19
OFFERS IN EXCESS OF
£450,000 SHARE OF FREEHOLD**

**Offering for sale a delightful one bedroom chain-free split level
top floor flat, set in a period building located on the corner with
Lady Margaret Road.**





The properties communal entrance is set in Lady Margaret Road, nearest tube stations being Tufnell Park & Kentish Town (both Northern line) and close to Kentish Town Thameslink, local bus services, shops, cafes and a walk to Parliament Hill Fields with Hampstead Heath beyond. 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 split-level living accommodation and has its entrance on the second floor. The flat comprises a bedroom on that level, with stairs up to a windowed bathroom on a half-landing. The stairs then continue up to the top floor which gives access to the reception room (with ample eaves storage) with an open plan kitchen.

A word from the owner....."We love the peace & quiet of being top floor overlooking Lady Margaret Road and Highgate rooftops. Sunsets are next level. The bedroom has Selectaglaze secondary glazing (yes, the same company who do the Royal Estate), so street noise is basically a whisper. The open-plan kitchen/living space is bright yet cozy under the eaves. And storage? Enough to make a hoarder weep with joy—running the full length & breadth of the eaves for effortless decluttering."

TENURE: 125 Years Lease from 1st January 2007

SHARE OF FREEHOLD:

SERVICE CHARGE: £912.57 – Period 01.01.24 to 30.06.24

Parking: We have been advised by the owner - no residents parking for the flat

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 b the owner brick with tiled roof

Heating: Gas central heating

Notable Lease Covenants & Restrictions: Not to use the Flat for any purpose whatsoever other than as a private residential flat. The keeping of any animal or bird in the flat is not permitted. All floors (except the living room floor so long as the wooden floor in place at the date of the lease is not removed or altered and the kitchen and bathroom floors) must be covered with carpet over foam underlay.

Council Tax: London Borough of Camden - Council Tax Band: D (£2,010.57 for 2024/25).







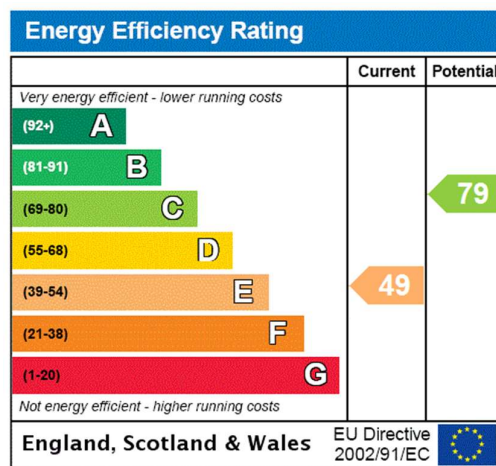






Whilst every attempt has been made in good faith to ensure the accuracy of these details, all data shown including the floorplan, are an interpretation for illustrative purposes only and should be used as a general outline for guidance only and is/are not to scale. Any areas, measurements or distances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



Brecknock Road, N19 5AD

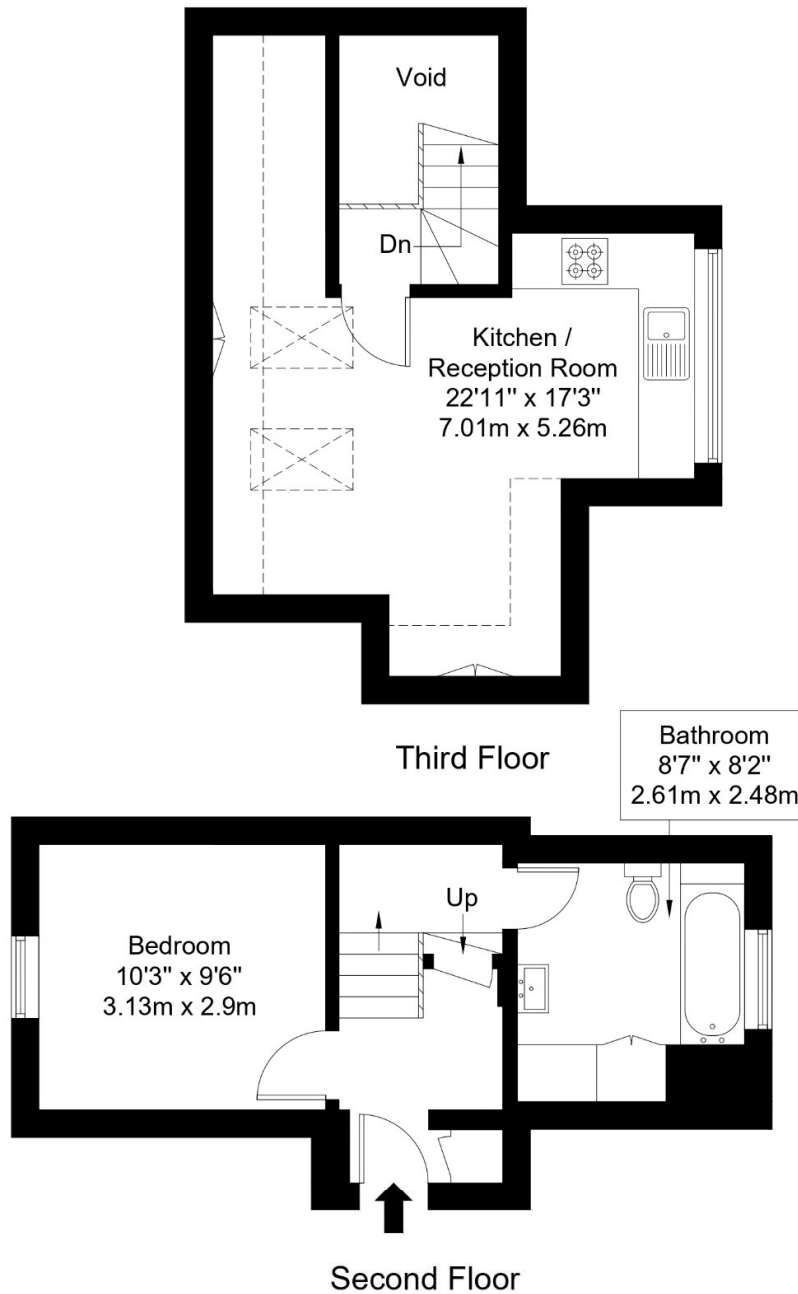
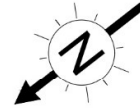
Approx Gross Internal Area = 45.1 sq m / 485 sq ft

Restricted head height = 5.3 sq m / 57 sq ft

Total = 50.4 sq m / 542 sq ft



= Reduced headroom below 1.5m / 5'0"



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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