

LADY MARGARET ROAD N19

£875,000 SHARE OF FREEHOLD

Offering for sale a delightful three bedroom flat, arranged over the second and third (top) floors of a period building, with direct access to a private roof terrace.





Lady Margaret Road is set between Tufnell Park Road and Brecknock Road, nearest tube station being Tufnell Park (Northern line) and close to local bus services, shops, cafes, bars, pubs, Tufnell Park Tavern and Tufnell Park playing fields with tennis courts. 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 has its entrance on the first floor off the communal hallway. The property comprises a first floor flat entrance, a private roof terrace off the half landing, a reception room, a kitchen, a windowed bathroom and a bedroom all on the second floor, with stairs up to two further bedrooms on the top floor above.

TENURE: 999 Years Lease from 25th December 1983

SHARE OF FREEHOLD

SERVICE CHARGE: We have been advised by the owner they pay the following:-
25% - share of buildings insurance and accounts costs // 29% - exterior communal building repairs and decorating costs // 33% - interior communal areas decoration and electricity charges – All by mutual agreement between flat owners – All Unverified

Parking: We have been advised by the owner residents parking permit

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

Broadband and Data Coverage: Ultrafast broadband service available from Openreach, Virgin Media and G. Network with very high confidence level of 5G mobile data coverage according to Ofcom.

Construction Type: We have been advised by the owner brick with slate 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 keep any bird, dog or animal in the Flat which may cause damage or annoyance to the Tenants or occupiers of other flats in the Building. To cover the floors with carpet or other material to deaden the sound and to avoid such sound causing annoyance to the tenants and occupiers of the other flats in the building.

Council Tax: London Borough of Islington - Council Tax Band: D (£1,920.53 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 | | 79 |
| (55-68) D | 61 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | EU Directive 2002/91/EC | |

Lady Margaret Road, N19 5EX

Approx Gross Internal Area = 78.9 sq m / 849 sq ft

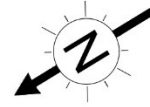
Restricted head height / Eaves = 7.1 sq m / 76 sq ft

Terrace = 11 sq m / 118 sq ft

Total = 97 sq m / 1043 sq ft



= Reduced headroom below 1.5m / 5'0



Ref :

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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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