

**THANE MANSIONS, THANE VILLAS N7  
OFFERS IN EXCESS OF  
£450,000 SHARE OF FREEHOLD**

**A spacious & well presented one bedroom flat, set on the top floor of a period mansion building, together with a communal rear garden.**





Thane Mansions is set in Thane Villas, which is located off Seven Sisters Road, its nearest tube station being Finsbury Park (Victoria & Piccadilly lines) and close to Finsbury Park overground station with connections to Moorgate and Kings Cross, local bus services, shops, Sobell Leisure Centre and ice rink, pubs and cafes.

The flat offers well proportioned living accommodation and comprises a reception room to the front of the flat, a separate kitchen/breakfast room, a windowed shower room, a bedroom to the rear of the flat and a communal rear garden.

**TENURE:** 999 Years Lease from 25<sup>th</sup> March 2002

**SHARE OF FREEHOLD:**

**SERVICE CHARGE:** We have been advised by the owner they currently pay £100pcm which will be increasing to £120pcm in April 2025 – This covers all communal charges – All Unverified

**Parking:** To be confirmed

**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.

**Construction Type:** We have been advised by the owner brick with a flat 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. No reptile, bird, dog or other animal shall be kept by the Lessee upon any part of the premises which may occasion annoyance to any of the occupiers of the Building or after the keeping thereof shall have been objected to by the lessor by notice in writing. The floors (except wood block or tiled floors) in the premises shall be covered by laying down and maintaining such carpets with underfelt or other suitable floor covering of a similar nature as may be necessary to minimise as far as possible the transmission of noise to the other flats comprised in the Building

Council Tax: London Borough of Islington- Council Tax Band: C (£1,707.13 for 2024/25).









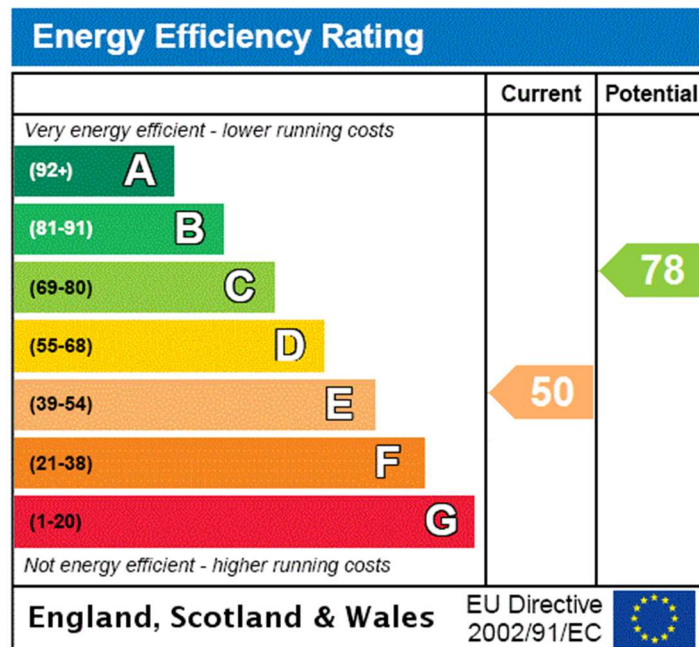






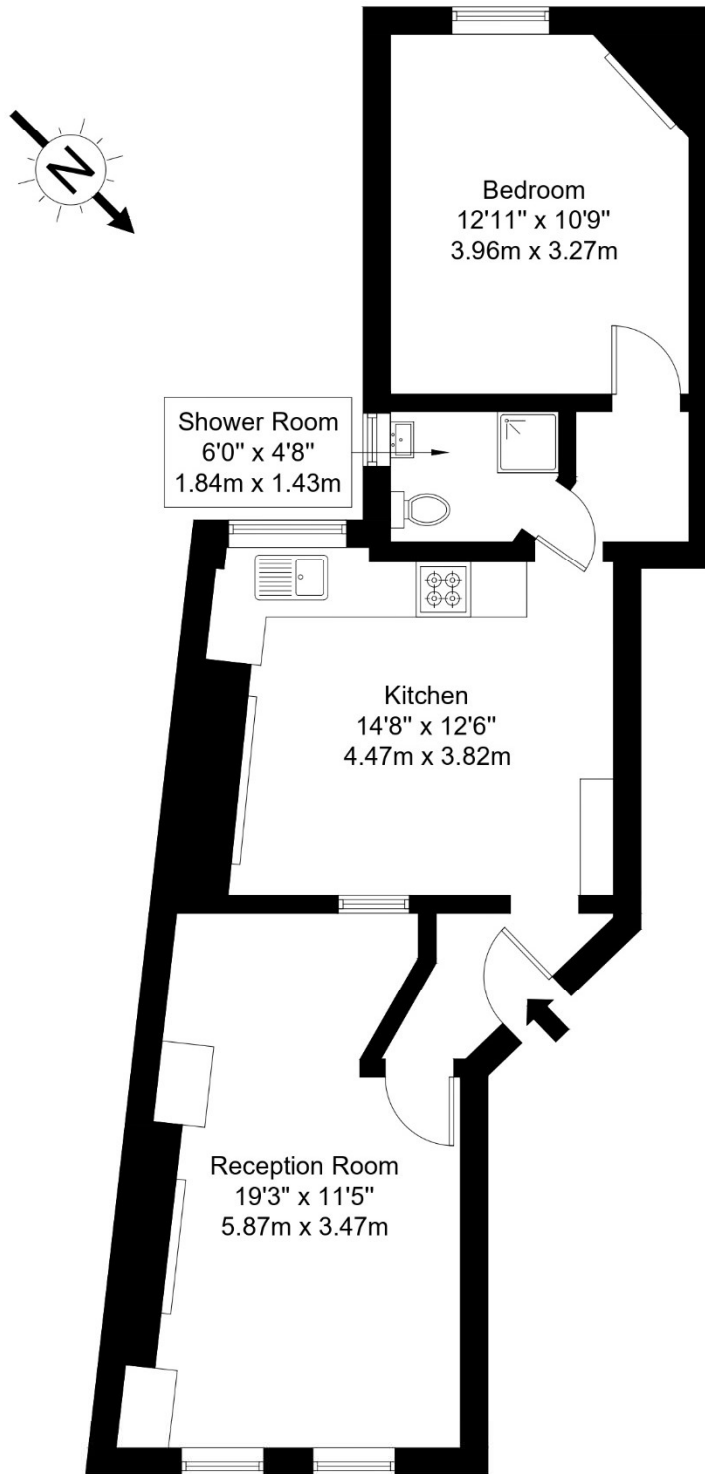
Whilst every attempt has been made in good faith to ensure the accuracy of these details, all data shown including the floorplan, are an interpretation for illustrative purposes only and should be used as a general outline for guidance only and is/are not to scale. Any areas, measurements or distances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



# Thane Villas, N7 7PE

Approx Gross Internal Area = 58.4 sq m / 629 sq ft



Third Floor

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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