

# BEVERSBROOK ROAD N19

## £450,000 LEASEHOLD

A one bedroom flat set on the lower ground floor of a four storey period building, with its own private entrance and direct access to a communal rear garden.





Beverbrook Road is set between Mercers Road and Tytherton Road, nearest tube stations being Tufnell Park and Archway (both Northern line) and close to local bus services, shops, cafes, Whittington Park, Tufnell Park Tavern and Tufnell Park playing fields and its tennis courts. Islington Upper Street & Highbury Corner are served by bus services from Holloway Road in one direction and Highgate in the other.

The property, which has its own private entrance, comprises a reception room with a bay, a separate kitchen, a bedroom, a windowed bathroom and direct access to a communal rear garden.

- TENURE:** 125 Years Lease from 1<sup>st</sup> April 2006
- GROUND RENT:** £100p.a and rising throughout the term of the lease
- SERVICE CHARGE:** £597.04 p.a Charged for period 01.04 23 to 31.03.24 - buildings insurance and other communal charges
- Parking:** To be advised
- 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 owners brick with tiled roof
- Heating:** Gas central heating
- Lease Covenant & Restrictions:** Not to use the Flat for any purpose whatsoever other than as a private residential flat. Not to keep any bird, fowl, dog, cat or other creature in the Flat without the written permission of the Freeholder.

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.

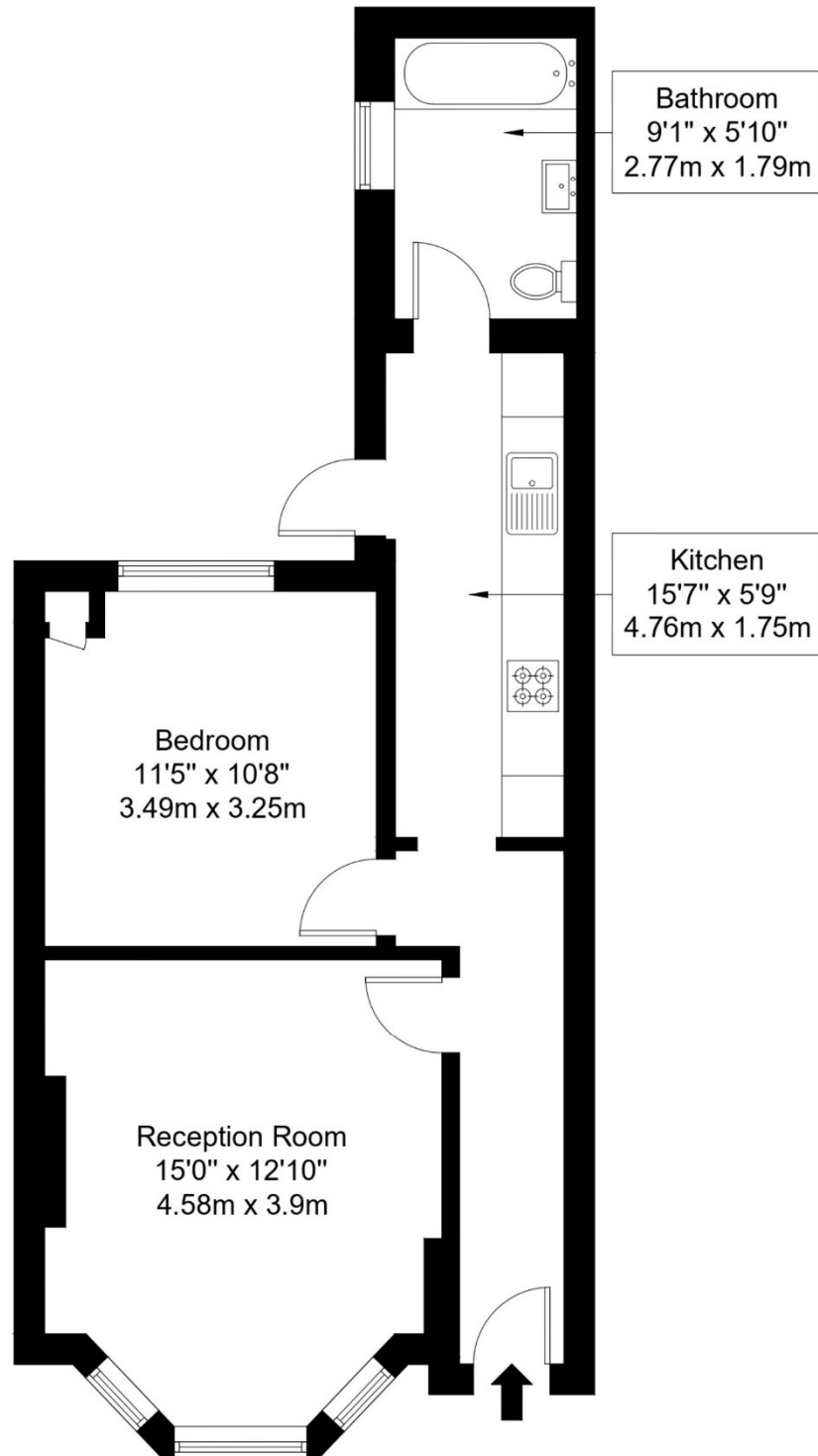
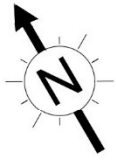
The agent has not tested any apparatus, equipment, fixtures & fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. These details may depict items that are not for sale or included in 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
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	70	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



# Beversbrook Road, N19 4QH

Approx Gross Internal Area = 49 sq m / 527 sq ft



Lower Ground Floor

Ref :

Copyright **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.

Copyright @ BleuPlan