

HIGHWOOD ROAD N19 OFFERS IN EXCESS OF £600,000 LEASEHOLD

A delightful two bedroom flat set on the raised ground floor of an attractive period building, with direct access to a private section of rear garden.





Highwood Road, which runs parallel with Holloway Road, is located between Mercers Road and Fairmead 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 comprises a reception room (with a bay), with steps up to a kitchen, two bedrooms both with fitted wardrobes (one with an ensuite shower room and the other used as a study) a bathroom, and direct access via stairs down to a private section of rear garden.

- TENURE:** **125 Years Lease from 29th September 1987 – The owner is looking in to extending the lease**
- GROUND RENT:** £200p.a – Charged for period 19.06.24 to 18.06.25 - and gradually increases to £400p.a throughout the the term of the lease
- SERVICE CHARGE:** £543.45p.a -- For buildings insurance 19.06.23 to 18.06.24, lighting 31.05.23 to 21.05.24 and management charges.
- Parking:** We have been advised by the owner residents parking on the street
- 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 traditional brick construction with slate roof
- Heating:** Gas central heating
- Lease Covenant:** Not to use the Flat for any purpose whatsoever other than as a private residential flat Not to sub-let the flat without meeting the costs of preparing a Deed to confirm that a Tenant will observe the lessees responsibilities within the lease, except for paying ground rent.
- Lease Restrictions:** Not to keep any bird, reptile, dog or other animal in the Flat without the written permission of the Freeholder. To keep the floors covered with carpet and an underlay except the kitchen and bathroom which should be properly and suitable covered.

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.

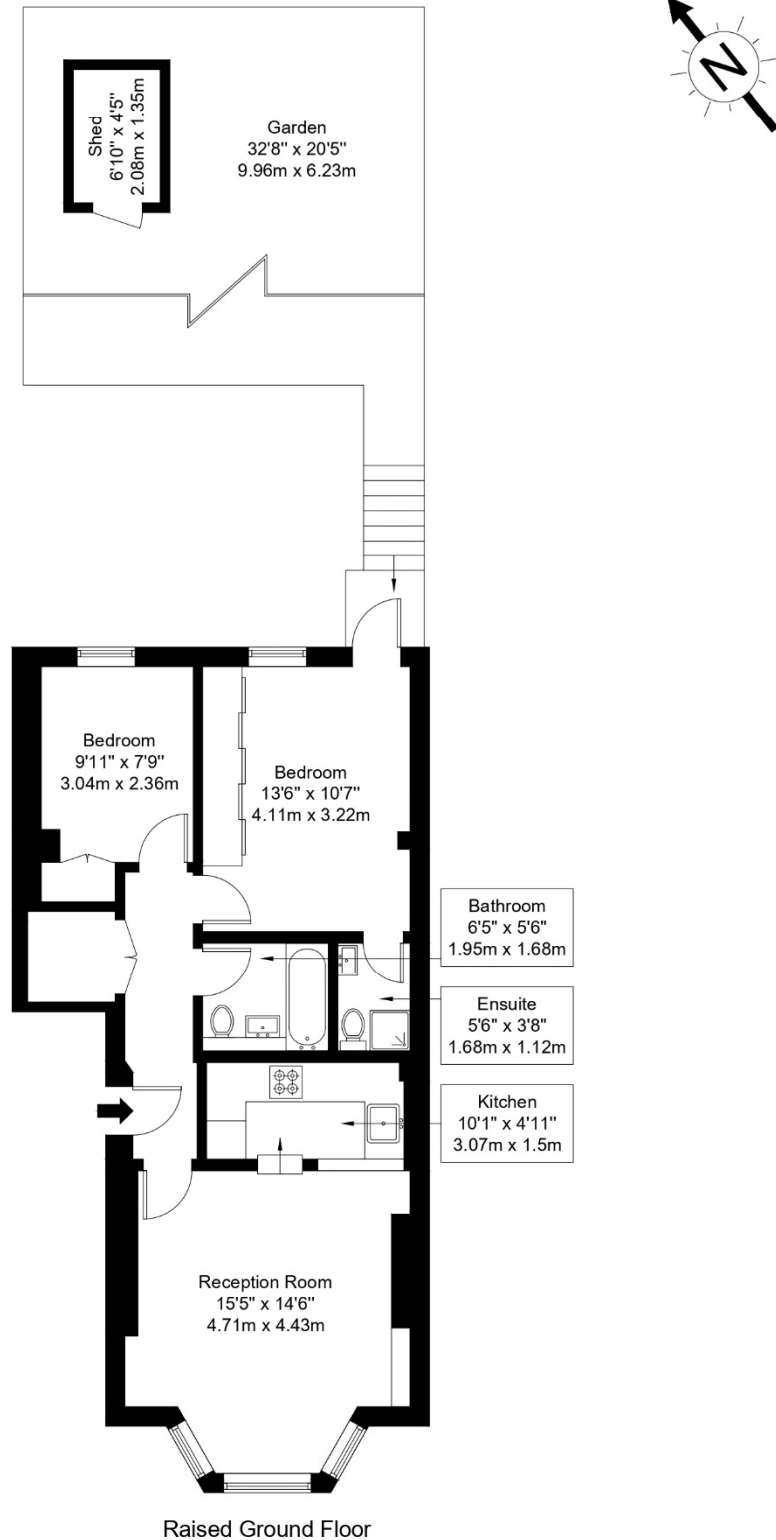
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	74	82
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Highwood Road, N19 4PN

Approx Gross Internal Area = 60 sq m / 646 sq ft

Garden = 68.9 sq m / 742 sq ft

Total = 128.9 sq m / 1387 sq ft



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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