

**TRAVERS ROAD, N7  
OFFERS IN EXCESS OF  
£550,000 SHARE OF FREEHOLD**

**A two bedroom chain-free maisonette, set on the raised ground, first and top floors of a period building, with a private front entrance on the raised ground floor.**





Travers Road is located between Berriman Road and Medina Road, 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/ice rink, pubs and cafes. The Islington area is served by bus services from Isledon Road.

This bright and spacious property, which is chain-free and has its own private entrance on the raised ground floor, is arranged on the raised ground, first and top floors. It comprises a reception room, a separate kitchen, a bathroom and two bedrooms (one with its own shower area and w.c).

**TENURE:** 999 Years Lease from 29<sup>th</sup> September 1988

**SHARE OF FREEHOLD**

**SERVICE CHARGE:** We have been advised by the owner they pay 50% of any communal works bill - Unverified

**Parking:** We have been advised by the owner - Islington Council residents parking scheme

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

**Broadband and Data Coverage:** Ultrafast Broadband services are available via Openreach.

**Construction Type:** We have been advised by the owner brick, tiled roof

**Heating:** Gas central heating

**Lease Covenants & Restrictions:** T.B.A

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+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		78
(55-68) <b>D</b>	63	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

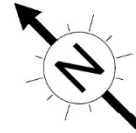
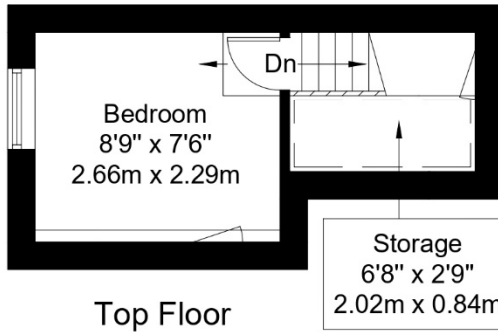



# Travers Road, N7 7PR

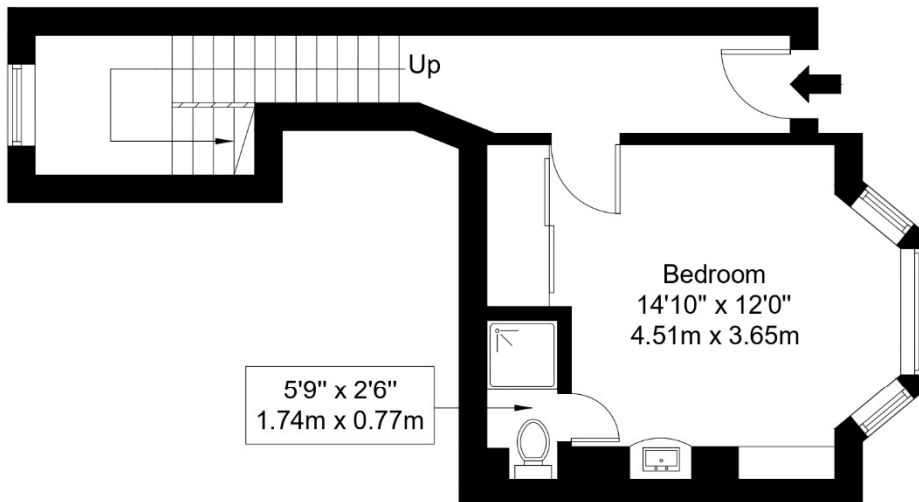
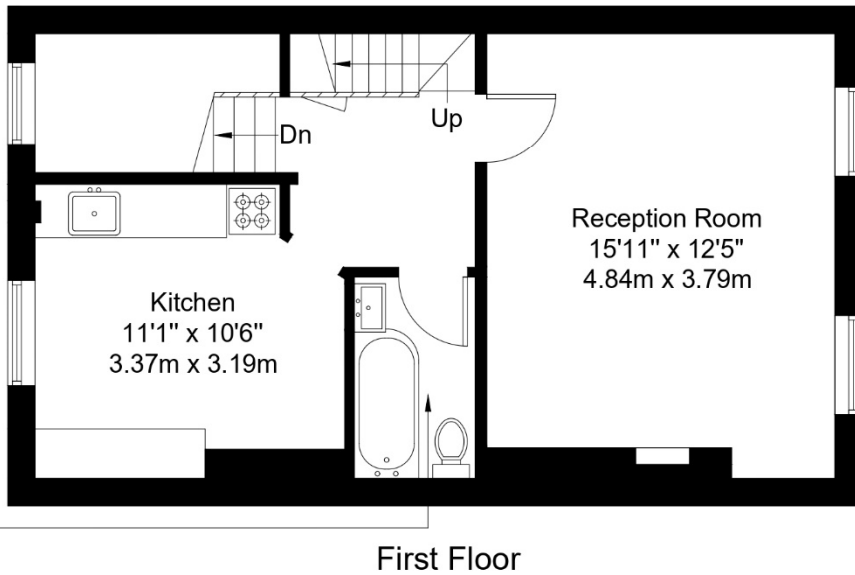
Approx Gross Internal Area = 74.5 sq m / 802 sq ft

Restricted head height = 1.8 sq m / 19 sq ft

Total = 76.3 sq m / 821 sq ft



 = Reduced headroom below 1.5m / 5'0



Ref :

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**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.

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