

PEMBROKE STREET, N1 £550,000 LEASEHOLD

A spacious two bedroom flat, set on the raised ground & first floor of a purpose-built block, with direct access to a private rear garden.





Pembroke Street is located off Bingfield Street, and set close to Gifford Street, nearest tube station being Caledonian Road (Piccadilly line) and close to Caledonian Road & Barnsbury overground station, & a walk to the Kings Cross area which gives access to its overground stations, St Pancras International, Regents canal, Granary Square, Coal Drops Yard and all that the Kings Cross area encompasses.

The flat, which is arranged over two floors, offers well proportioned living accommodation and comprises a reception room and a separate kitchen, with stairs down to a private rear garden with an outbuilding/garden office to its rear, two bedrooms, a shower room and a separate w.c.

TENURE: 215 Years Lease on and inc. 25th December 1982, expiring on and inc. 24th December 2197

GROUNT RENT: A peppercorn

SERVICE CHARGE: £2,201.18 - Estimated for period 01.04.23 to 31.03.24 for buildings insurance, management and other communal charges.

Parking: We have advised by the owners that they are eligible for parking through Islington council

Utilities: The property is serviced by mains water, electricity, gas and sewage
Broadband and Data Coverage. Ultrafast Broadband services are available via Openreach, G Network.

Construction Type: We have been advised by the owners brick

Heating: Gas

Lease Covenants & Restrictions Not to use the Flat for any purpose whatsoever other than as a private residential flat. To keep the floors covered with suitable material for reasonably minimising the transmission of noise to other dwellings within 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	81	81
(69-80) C		
(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	

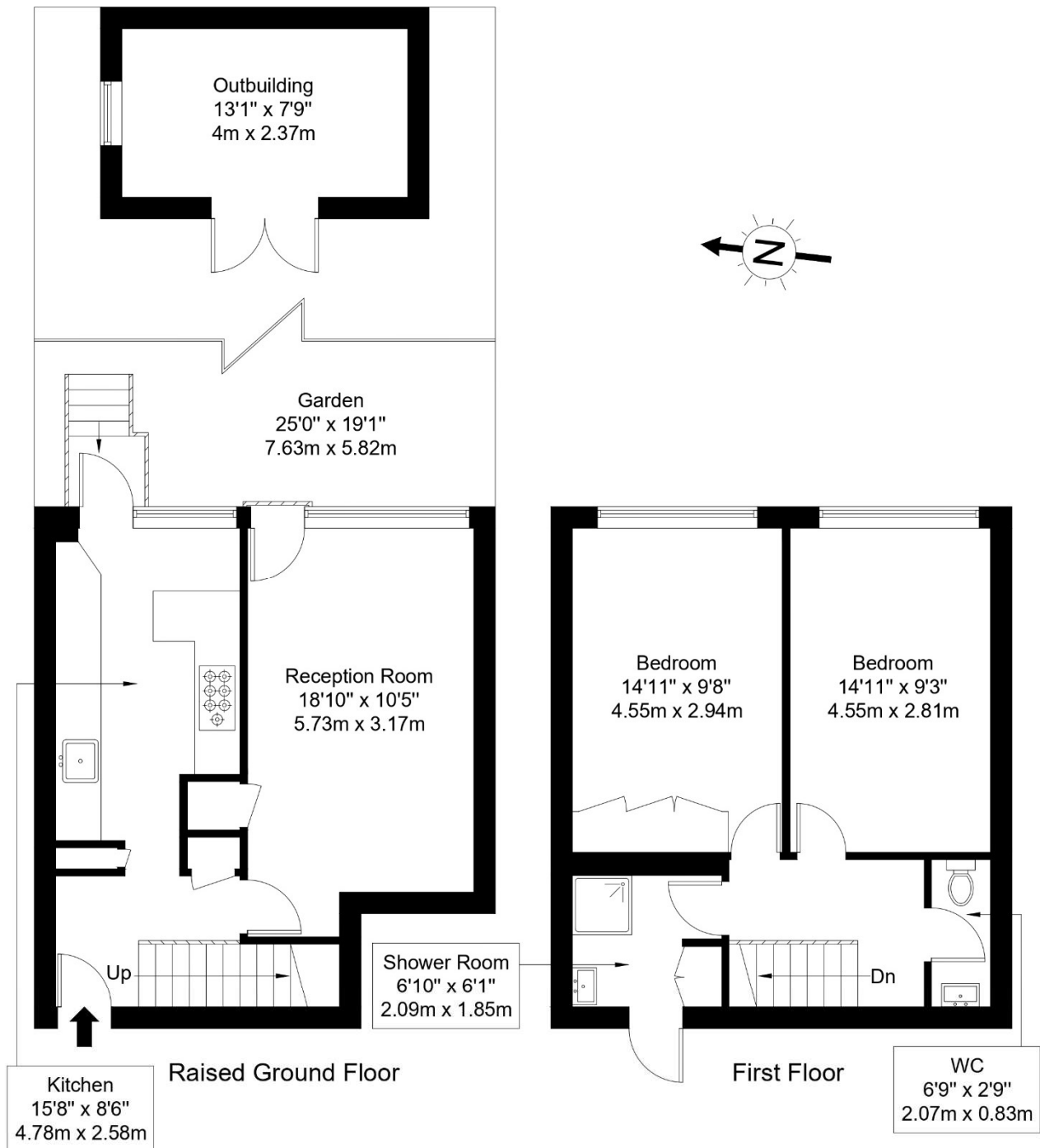
Pembroke Street, N1 0DP

Approx Gross Internal Area = 75.6 sq m / 814 sq ft

Outbuilding = 9.5 sq m / 102 sq ft

Garden = 44.4 sq m / 478 sq ft

Total = 129.5 sq m / 1394 sq ft



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