

FAIRLIE COURT, DALMENY ROAD, N7 £350,000 LEASEHOLD

We are delighted to offer for sale a one bedroom chain-free flat, set on the first (top) floor of a purpose built building, with its own private entrance on the ground floor.





The part of Dalmeny Road the building is located is set between Anson Road and Carleton Road, nearest tube stations being Tufnell Park and Kentish Town (both Northern line) and Caledonian Road (Piccadilly line) and close to Kentish Town Thameslink, local bus services, shops, cafes & pubs. The Camden Town area is a bus ride away from Camden Road for its attractions including Camden Market alongside The Regents Canal. The Kings Cross area is a one stop along the Piccadilly line from Caledonian Road tube station, for its amenities including Kings Cross rail stations, St Pancras Eurostar services, the Regents canal, Granary Square & the shops and restaurants of Coal Drops Yard.

The flat which has use of any one of the four car park spaces, offers well proportioned living accommodation. The flat comprises a private entrance on the ground floor with stairs up to the first floor. Access from the hall area to the reception room which has access via double doors to a kitchen. There is also a bedroom and a bathroom.

TENURE:	189 Years Lease from 25th March 1995
GROUND RENT:	Nil
SERVICE CHARGE:	To be confirmed
Parking:	Use of any one of the four car park spaces
Utilities:	To be confirmed
Broadband and Data Coverage.	Ultrafast Broadband services are available via Openreach, no information on Ofcom.
Construction Type:	To be confirmed
Heating:	To be confirmed

Notable Lease Covenants & Restrictions: Not to use the Flat for any purpose whatsoever other than as a private residential flat. No bird, fowl, dog, cat or other creature shall be kept in the Premises other than with the written permission of the Freeholder. To provide carpets or such other suitable floor coverings to the floors of the Premises.

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













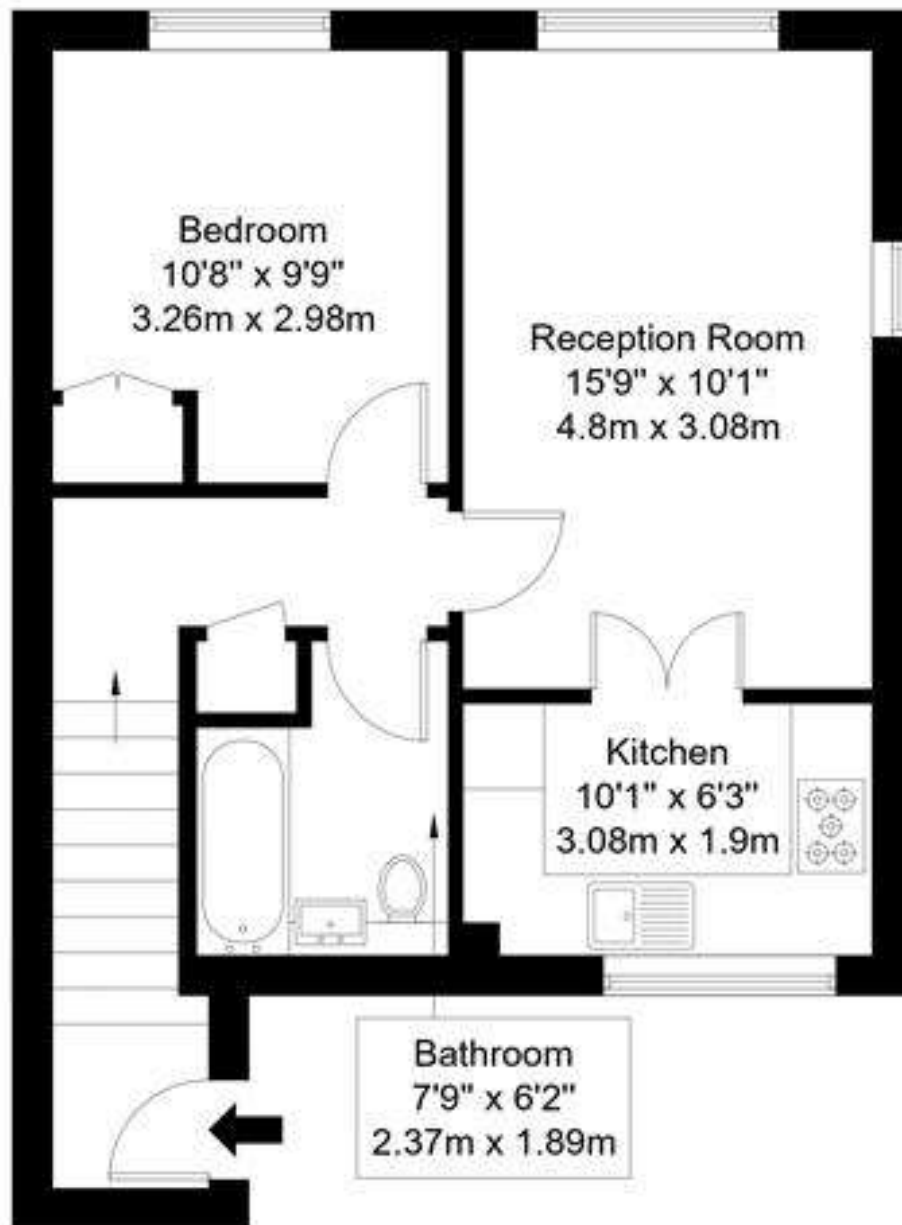
Whilst every attempt has been made in good faith to ensure the accuracy of these details, all data shown including the floorplan, are an interpretation for illustrative purposes only and should be used as a general outline for guidance only and is/are not to scale. Any areas, measurements or distances 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		
(69-80) C	70	72
(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	

Dalmeny Road, N7 0HA

Approx Gross Internal Area = 44.1 sq m / 475 sq ft



First 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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