

# **HORNSEY ROAD N19 OFFERS IN EXCESS OF £400,000 LEASEHOLD**

**A two double bedroom chain free flat, set on the second (top) floor of a purpose built building, with access from the reception room to a small private balcony.**





The property is set along Hornsey Road, nearest tube stations being Finsbury Park (Piccadilly and Victoria Lines – as well as its overground into Kings Cross & Moorgate) & Archway tube station (Northern line) and close to local bus services and shops. Crouch End as well as Stroud Green are not too far away.

The flat offers well-proportioned accommodation and comprises a reception room with direct access to a balcony, a separate kitchen, two double bedrooms, a windowed shower room & a separate w.c.

**TENURE:** 125 Years Lease from 24<sup>th</sup> June 2015

**GROUND RENT:** £10p.a

**SERVICE CHARGE:** Estimated £1,236.78 - period - 2022/23  
-For various communal charges inc.  
ground rent

Council Tax: London Borough of Islington - Council Tax Band: C  
(£1,520.22 for 2022/23).









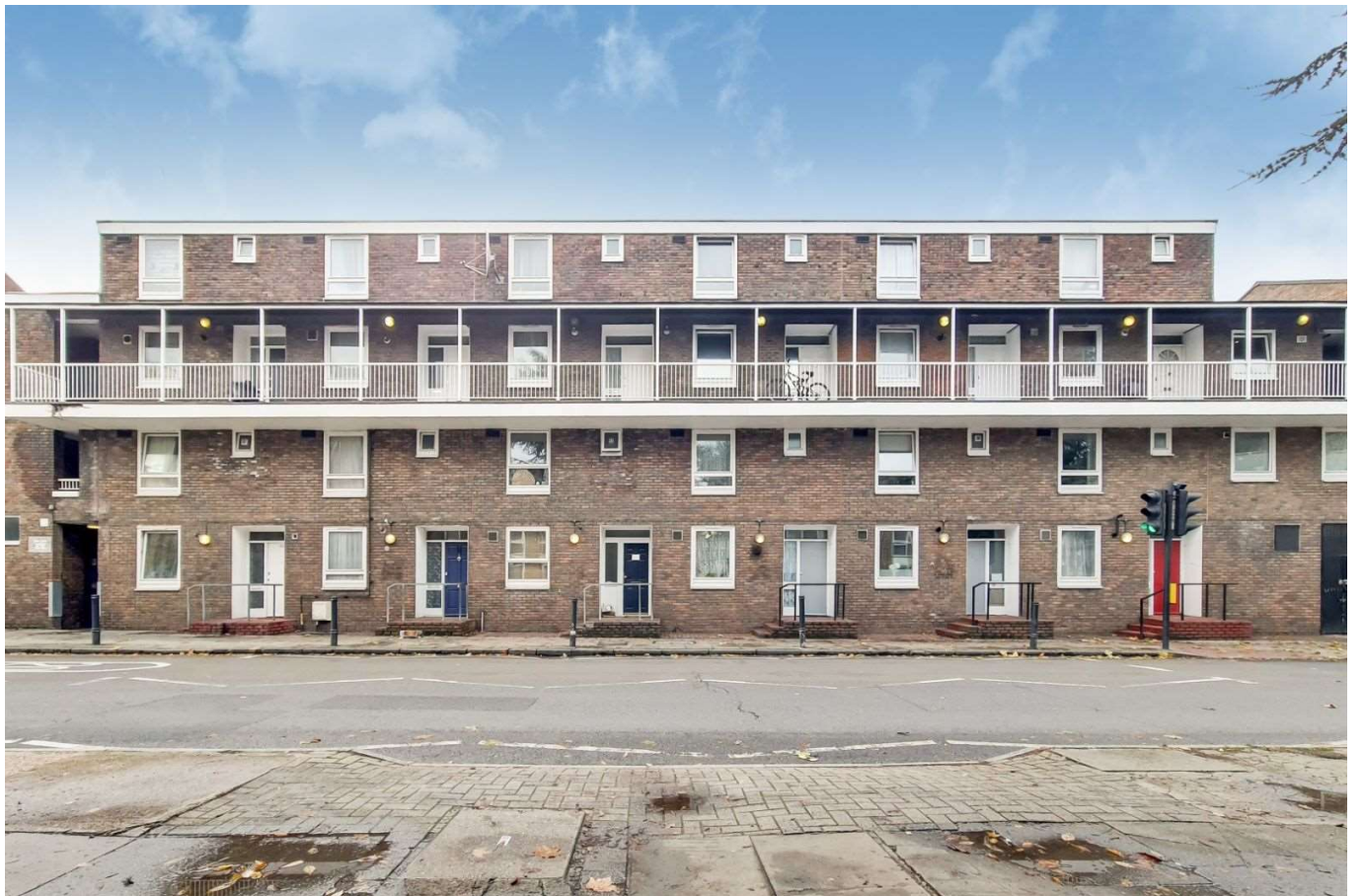


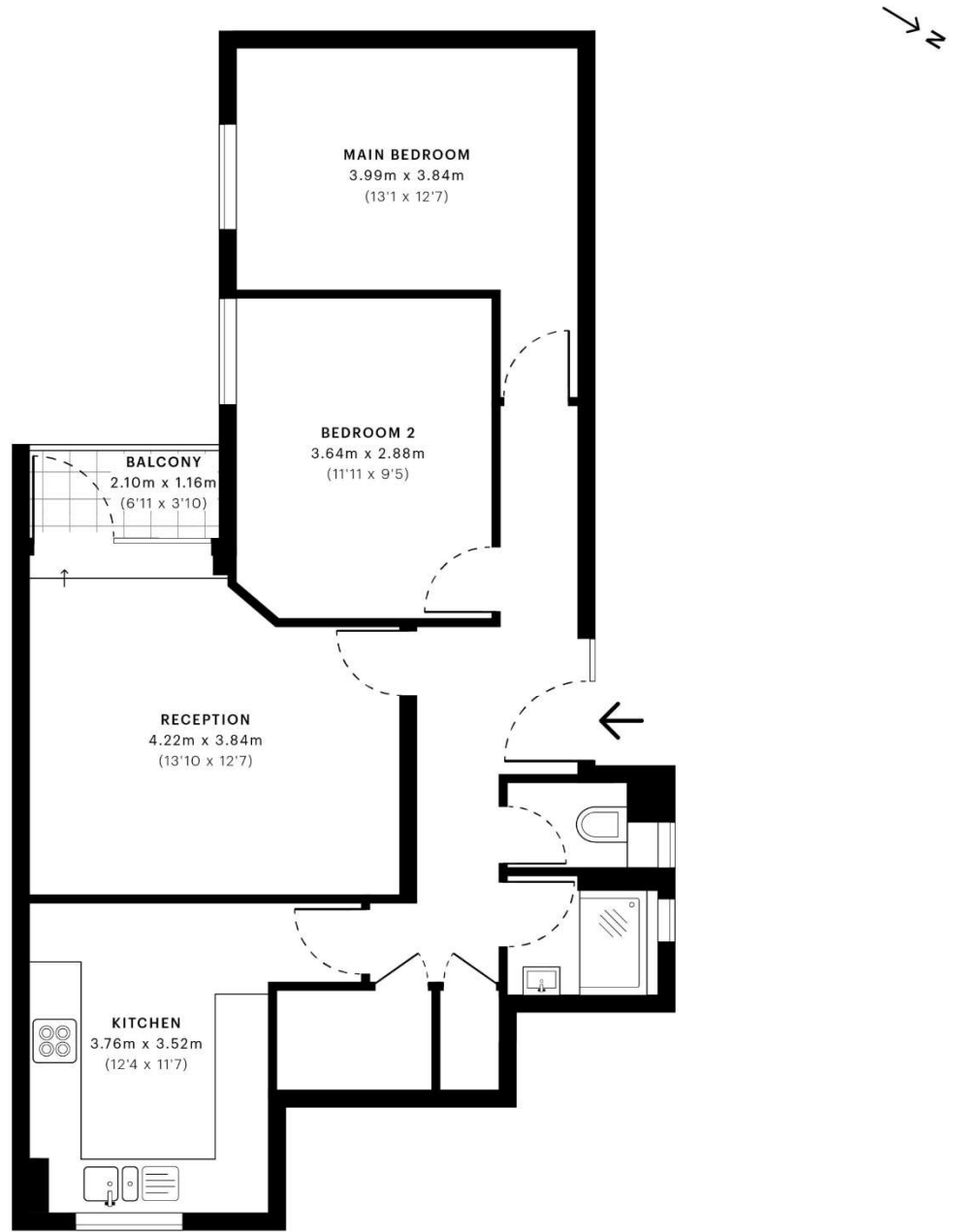






**Photo below taken from Hornsey Road side to show the full exterior of the blocks as a whole – Please note the communal entrance to the flat is to the rear of the buildings.**





— Second Floor

**GROSS INTERNAL AREA (GIA)**  
The footprint of the property  
64.60 sqm / 695.35 sqft

**NET INTERNAL AREA (NIA)**  
Excludes walls and external features  
Includes washrooms, restricted head height  
61.45 sqm / 661.44 sqft

**EXTERNAL STRUCTURAL FEATURES**  
Balconies, terraces, verandas etc.  
2.43 sqm / 26.16 sqft

**RESTRICTED HEAD HEIGHT**  
Limited use area under 1.5 m  
0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 67.87 sqm / 730.55 sqft  
IPMS 3C RESIDENTIAL 65.14 sqm / 701.16 sqft

SPEC ID 563739f8dd98ec30dd863c66d

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.

