

SEXTON HOUSE, BRECKNOCK ROAD ESTATE, N19 £550,000 LEASEHOLD

Offering for sale a spacious and well-presented two double bedroom flat, set on the third floor of a purpose built building, with direct access from its reception room to a private balcony.





Sexton House is set back from Brecknock Road, nearest tube stations being Tufnell Park and Kentish Town (both Northern line) and close to Kentish Town Thameslink, local bus services, shops and cafes. The Kings Cross area is a bus ride away from Brecknock Road 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 offers well proportioned living accommodation and comprises a reception room with doors to a kitchen/breakfast room, (access from the reception room to balcony), two double bedrooms (one being used as a study) and a windowed bathroom.

TENURE: 125 Years Lease from 25th December 1995

GROUND RENT: £10p.a

SERVICE CHARGE: £2,081.84 - Estimated charge for period 01.04.23 to 31.03.24 For buildings insurance, management and other commual charges

Parking: We have been advised by the owner residents parking is possible and cost depends on emissions

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, Virgin Media.

Construction Type Brick

Heating: Gas central heating

Lease Covenants and Restrictions: Not to use the Flat for any purpose whatsoever other than as a private residential flat. If letting the premises, the lessee agrees to meet the freeholders reasonable costs for the preparation of a direct covenant to observe the conditions of the flat's lease. To keep the floors substantially 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, enquiries 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.

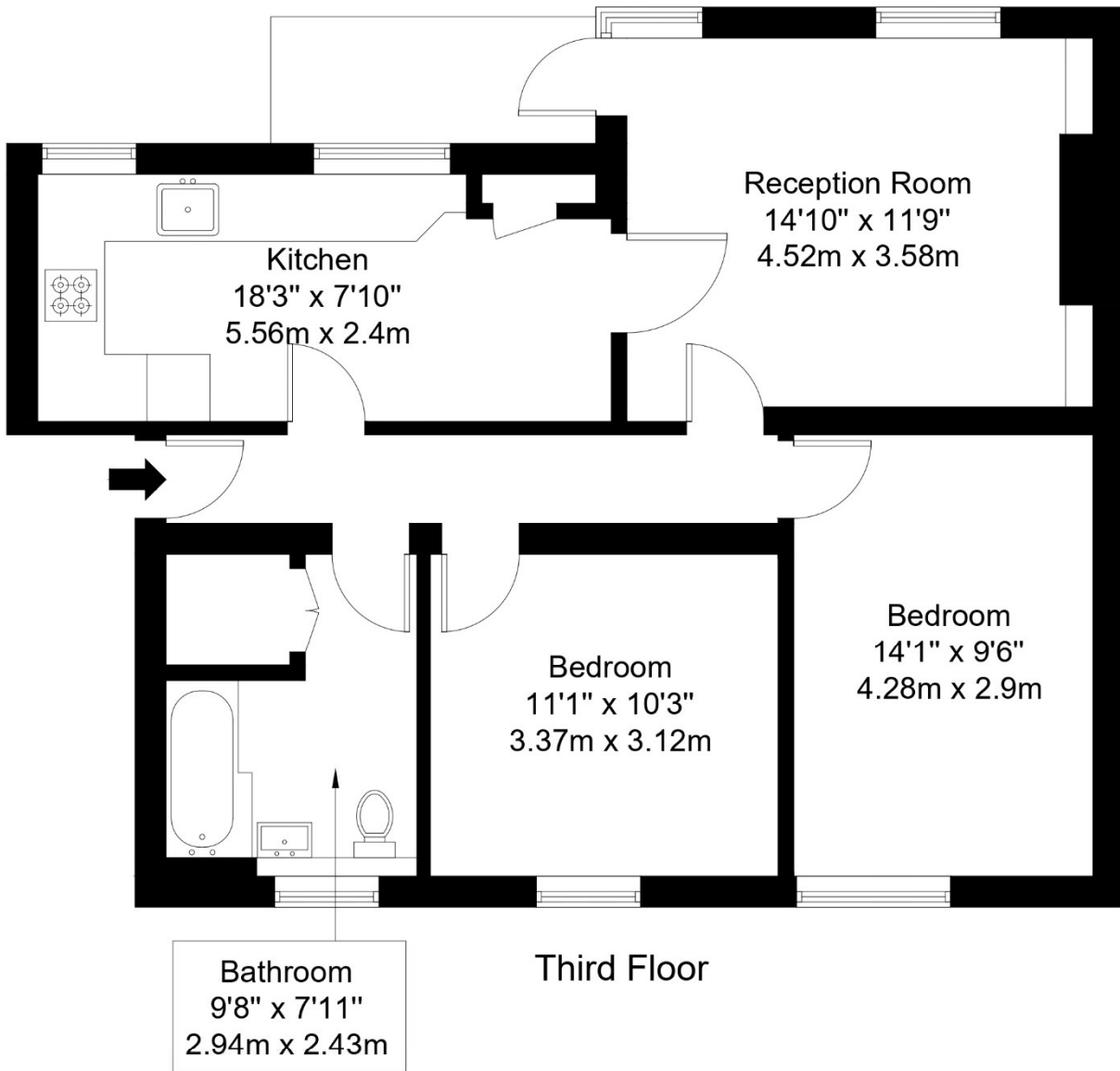
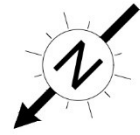
Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C	73	73
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

Brecknock Road Estate, N19 5AT

Approx Gross Internal Area = 70 sq m / 753 sq ft

Balcony = 3.7 sq m / 40 sq ft

Total = 73.7 sq m / 793 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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