

**ANSON ROAD N7
OFFERS IN EXCESS OF
£650,000 SHARE OF FREEHOLD**

A well-presented two bedroom second (top) floor flat, located on a tree-lined road, converted from an attractive period semi-detached building, with a shared section of rear garden.





The property is set on popular Anson Road in Tufnell Park, which is located off Brecknock Road, nearest tube stations being Tufnell Park & Kentish Town (both Northern line) and close to Kentish Town Thameslink, local bus services, shops, cafes, & restaurants. 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.

This super flat has its entrance off the communal hallway on the first floor, with stairs leading up to the second (top) floor above. The flat comprises a reception room with access to a kitchen, two bedrooms (one being used as a study), a shower room and a shared section of rear garden.

An internal viewing is highly recommended.

TENURE: 999 Years Lease from 29th September 2014

SHARE OF FREEHOLD

SERVICE CHARGE: We have been advised by the owners they pay £100pcm - Unverified

Parking: Permit required for parking

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. 5G data is also available in this area information via Ofcom.

Construction Type: We have been advised by the owners brick tiled with slate roof

Lease Covenants: Not to sub-let the flat without Freeholder consent (not unreasonably withheld). Not to use the Flat for any purpose whatsoever other than as a private residential flat.

Lease Restrictions: Not to keep any bird, dog or other animal in the Flat without the written permission of the Freeholder. To keep the floors covered with carpet and an underlay except the kitchen and bathroom which should be properly and suitable covered.

Council Tax: London Borough of Islington - Council Tax Band: D (£1,814.39 for 2023/2024)









A view to the rear








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
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	68	68
(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	

Anson Road, N7 0AS

Approx Gross Internal Area = 61 sq m / 721 sq ft

Restricted Head Room = 6 sq m / 64 sq ft

Total = 67 sq m / 721 sq ft

 Restricted Head Room



First Floor

Second 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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