

**MORIATRY CLOSE, N7  
OFFERS IN EXCESS OF  
£350,000 LEASEHOLD**

**A one bedroom flat set on the second (top)  
floor of a purpose-built block, with an  
allocated parking space.**





Moriarty Close is a gated development located off Parkhurst Road, nearest tube stations being Holloway Road & Caledonian Road (both Piccadilly line) and close to good local bus services, shops, & cafes. Islington Upper Street & Highbury Corner are served by bus services from Holloway Road in one direction and Highgate in the other. The Camden Town area is served by bus services from Camden Road for its amenities 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 the Kings Cross area, 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 property comprises a reception room, a separate kitchen, a bedroom with fitted wardrobes, a windowed bathroom and an allocated parking space.

**TENURE:** **999 Years Lease from 1<sup>st</sup> January 1991**

**GROUND RENT:** **a peppercorn**

**SERVICE CHARGE:** **£1,144.39 - Anticipated expenditure- period 01.01.23 to 31.12.23**

Council Tax: London Borough of Islington - Council Tax Band: D  
(£1,814.39 for 2023/24).





**A view from reception room**



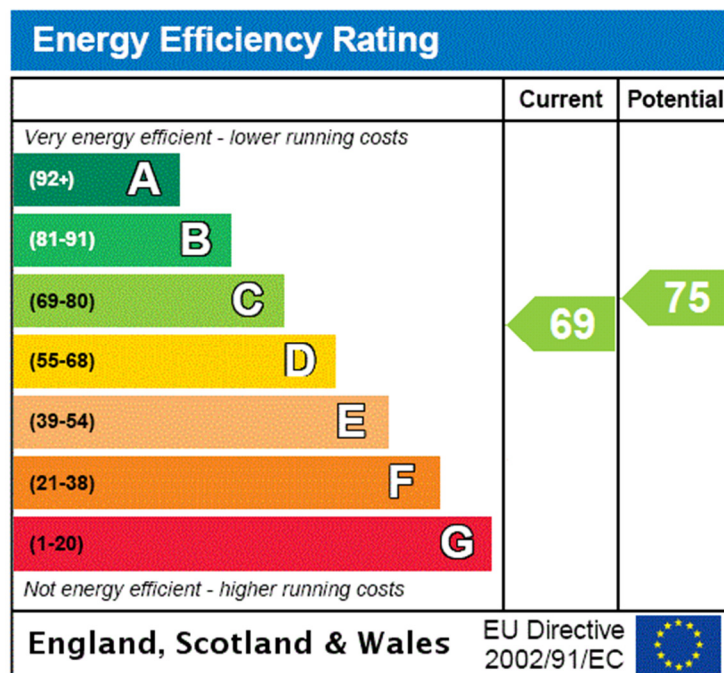






Whilst every attempt has been made in good faith to ensure the accuracy of these details, all data shown including the floorplan, are an interpretation for illustrative purposes only and should be used as a general outline for guidance only and is/are not to scale. Any areas, measurements or distances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

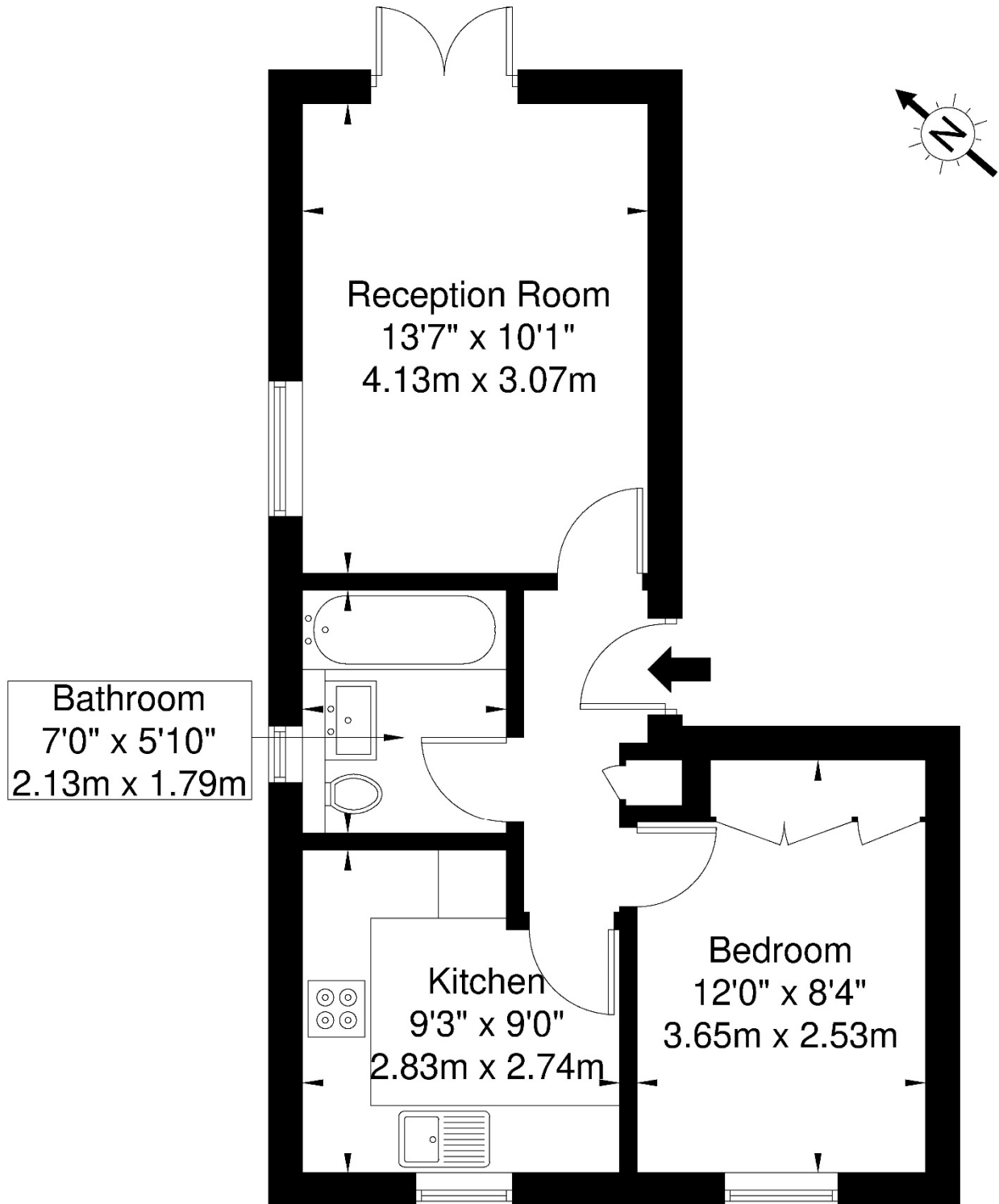
The agent has not tested any apparatus, equipment, fixtures & fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. These details may depict items that are not for sale or included in 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.





# Moriatry close, N7 0EF

Approx. Gross Internal Area = 37.7 sq m / 405 sq ft



Second Floor

Ref

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**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. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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