

**TUFNELL PARK ROAD N7
OFFERS IN EXCESS OF
£550,000 LEASEHOLD**

A delightful two bedroom flat, set on the fourth floor of a modern purpose built building, which has a lift.





Tufnell Park Road is set off Holloway Road, nearest tube stations being Holloway Road (Piccadilly line), Tufnell Park and Archway (both Northern line) and Caledonian Road (Piccadilly line) and close to local bus services, shops, cafes, Whittington Park, Tufnell Park Tavern and Tufnell Park playing fields with its tennis courts. The Kings Cross area is one stop along the Piccadilly line from Caledonian Road tube station, for its amenities including Kings Cross rail station, St Pancras Eurostar services, the Regents canal, Granary Square & the shops and restaurants of Coal Drops Yard. Islington Upper Street & Highbury Corner are served by bus services from Holloway Road in one direction and Highgate in the other.

This super property offers well-proportioned living accommodation and has a lift in the building. The flat comprises a reception room with an open plan kitchen, two bedrooms both with fitted wardrobes, and a bathroom.

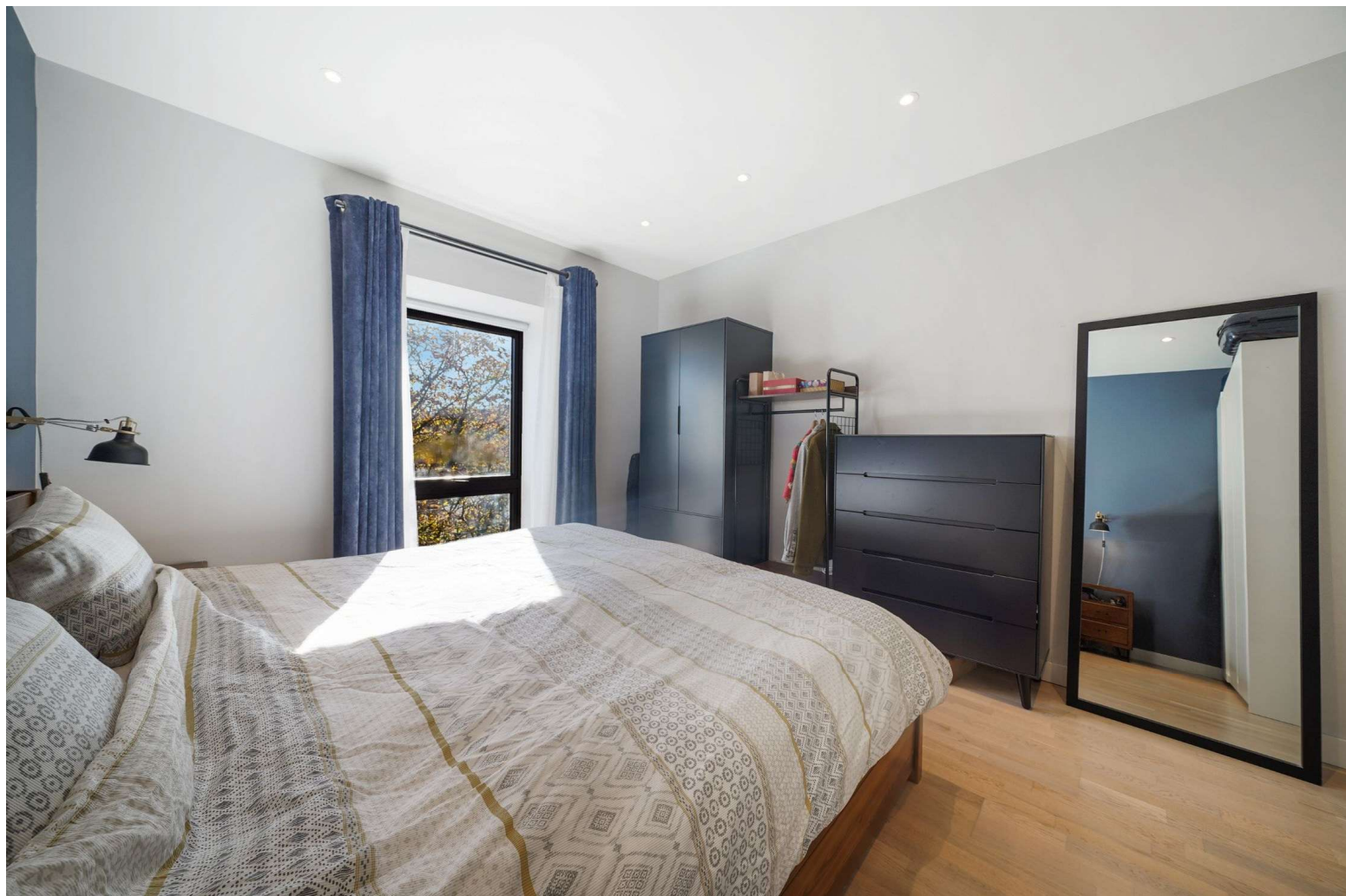
TENURE:	125 Years Lease from and inc. 31st March 2016
GROUND RENT:	£300pa and doubling every 25 years from 2016
SERVICE CHARGE:	£1454.85 – Forecasted for period 01.03.26 to 28.02.27 - Various communal charges. Property insurance £420.70 for period 01.03.26 to 28.02.27
Parking:	None
Utilities:	The property is serviced by mains water, electricity and sewage
Broadband and Data Coverage.	According to Ofcom, Ultrafast Broadband services are available via Openreach, Virgin Media, G Network, Hyperoptic, with good mobile phone reception depending on your service provider.
Construction Type:	To be confirmed
Heating:	We have been advised by the owners - Gas communal heating
Notable Lease Covenant & Restrictions:	Not to use the Flat for any purpose whatsoever other than as a private residential flat. Not to keep any pets, fish, birds or animals in the Premises without the prior written consent of the Freeholder

Council Tax: London Borough of Islington - Council Tax Band: E (£2,576.29 for 2026/27).













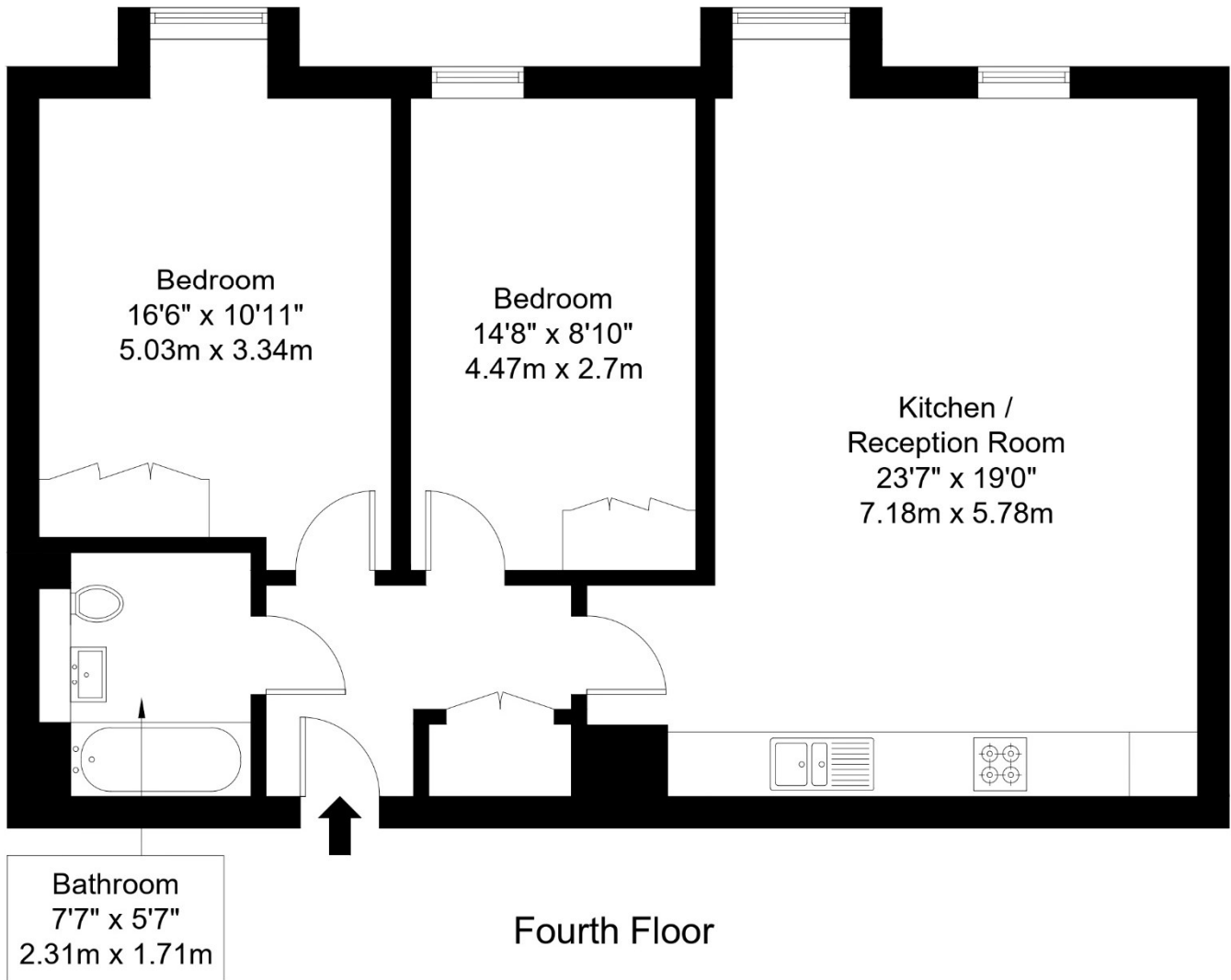
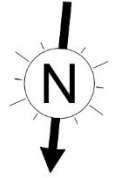
Whilst every attempt has been made in good faith to ensure the accuracy of these details, all data shown including the floorplan, are an interpretation for illustrative purposes only and should be used as a general outline for guidance only and is/are not to scale. Any areas, measurements or distances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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tufnell Park Road, N7 0DP

Approx Gross Internal Area = 73.8 sq m / 794 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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