ST. JOHN'S WAY N19
£450,000 SHARE OF FREEHOLD

Offering for sale a well-presented one bedroom flat set on the ground floor of a period building, with direct access to a private patio garden.









St. John's Way is located off Archway Road, close to the junction with Prospero Road, nearest tube station being Archway (Northern line) and close to Upper Holloway overground station, local bus services, cafes, shops and the Crouch End area. Islington Upper Street & Highbury Corner are served by bus services from Holloway Road in one direction and Highgate in the other.

This super flat offers well-proportioned living accommodation and comprises a reception room, a separate kitchen/breakfast room, a shower room and a bedroom, and direct access to a private patio garden.

TENURE: **999 Years Lease from 25th December 1986**

SHARE OF FREEHOLD:

SERVICE CHARGE: To be confirmed

Parking: We have been advised by the owner a residents parking permit can possibly be acquired from the council. Please make your own enquiries.

Utilities: The property is serviced by mains water, electricity, gas and sewage

Broadband and Data Coverage. Ultrafast Broadband services are available via Openreach, Virgin Media, with a good level of mobile phone coverage.

Construction Type: To be confirmed

Heating: Combi boiler

Notable Lease Covenants and Restrictions: None of any note.

Council Tax: London Borough of Islington - Council Tax Band: D (£2,107.87 for 2026/27).


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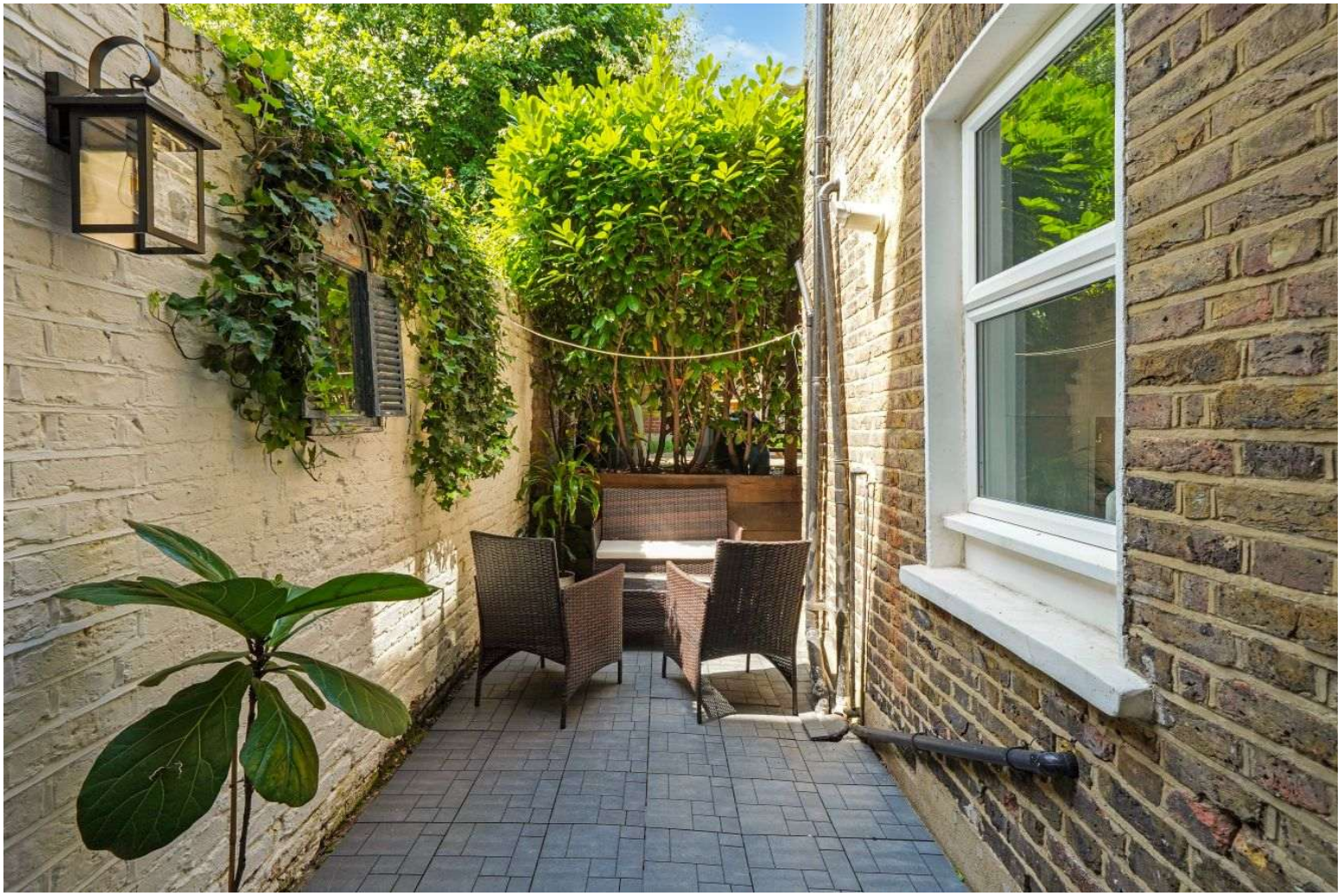









THE NEW YORKER



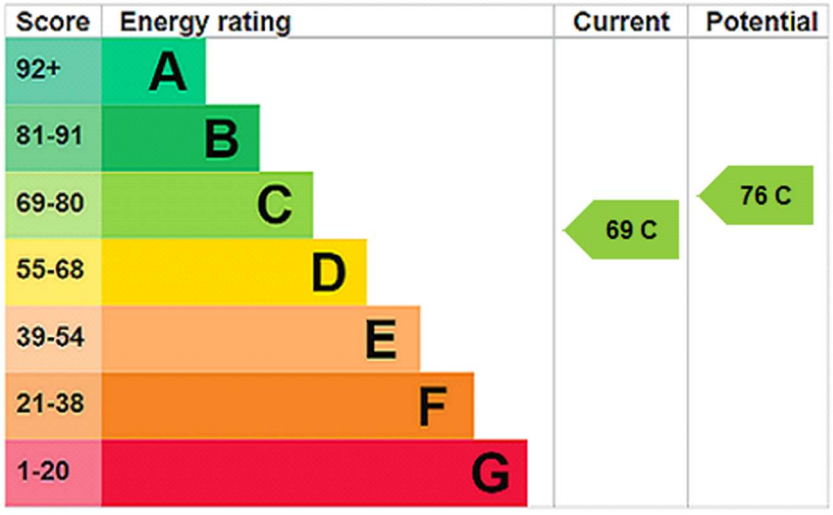






Whilst every attempt has been made in good faith to ensure the accuracy of these details, all data shown including the floorplan, are an interpretation for illustrative purposes only and should be used as a general outline for guidance only and is/are not to scale. Any areas, measurements or distances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

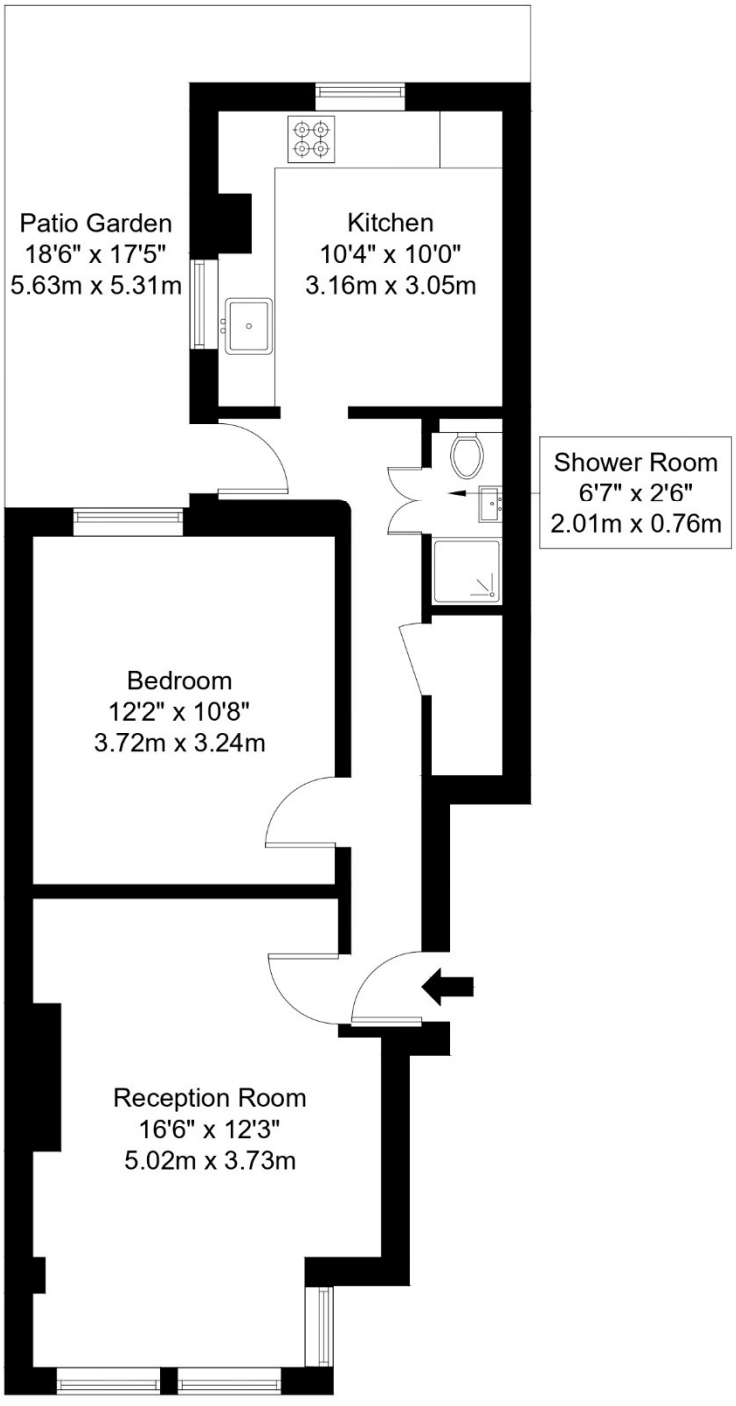


St. John's Way, N19 3QU

Approx Gross Internal Area = 50.8 sq m / 547 sq ft

Garden = 13.8 sq m / 149 sq ft

Total = 64.6 sq m / 696 sq ft



Ground Floor

Ref :

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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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