

BOOTHBY ROAD N19
£500,000 LEASEHOLD

**Offering for sale as two bedroom flat set on
the second (top) floor of a double fronted building
in the N19 area.**





Boothby Road is ideally located in Archway, located off Giesbach Road and Elthorne Road, nearest tube station being Archway (Northern line) and close to Upper Holloway overground station, local bus services, shops & Whittington Park. Islington Upper Street & Highbury Corner in one direction and Highgate Village in the other are served by bus services from Holloway Road.

The property has its entrance on the first floor off the communal hallway, with stairs then leading up to the second (top) floor above. The flat comprises a reception room, a separate kitchen, a windowed bathroom and two bedrooms (one with built in wardrobes).

TENURE:	189 Years Lease from 25th March 1984
GROUND RENT:	a peppercorn
SERVICE CHARGE:	We have been advised by the owners they pay 25 % of any communal repair - Unveirifed
Parking:	We have been advised by the owners 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, Community Fibre, Virgin Media, with a good level of mobile phone coverage. depending on your service provider.
Construction Type:	To be confirmed
Heating:	Gas

Notable Lease Covenants & Restrictions: Not to use the Flat for any purpose whatsoever other than as a private residential flat. No bird, dog, reptile or other animal shall be kept on the Premises save any such as shall not cause any damage or annoyance to the Freeholder or any lessees and occupiers of the remainder of the building or damage to the building itself. To keep the floors of the premises other than the kitchen and bathroom covered with carpet and underfelt (or with such other effective sound-deadening floor covering material as shall previously be approved by the Freeholder).

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













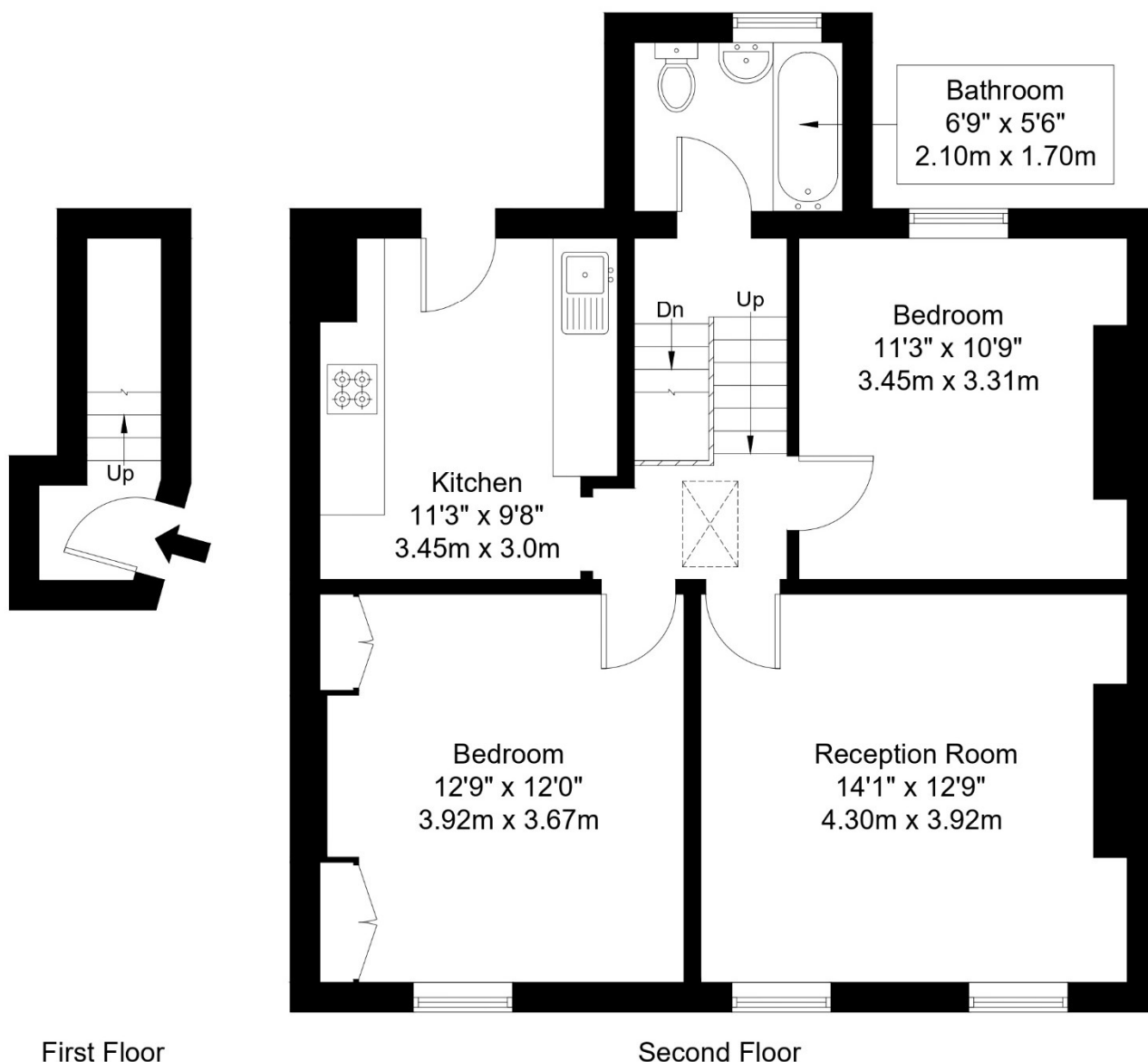
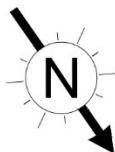
Whilst every attempt has been made in good faith to ensure the accuracy of these details, all data shown including the floorplan, are an interpretation for illustrative purposes only and should be used as a general outline for guidance only and is/are not to scale. Any areas, measurements or distances 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		79 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

Boothby Road, N19 4AA

Approx Gross Internal Area = 66.58 sq m / 717 sq ft



Ref :

Copyright

B L E U
P L A N

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.

Copyright @ BLEUPLAN