CRAYFORD ROAD N7
OFFERS IN EXCESS OF
£300,000 SHARE OF FREEHOLD

Offering for sale a one bedroom flat in need of updating, set on the first floor of a four storey period building.









Crayford Road is one of a cluster of roads in N7 located off Carleton Road, nearest tube stations being Holloway Road and Caledonian Road (both Piccadilly line) and Tufnell Park (Northern line), and close to local bus services, shops, cafes, Tufnell Park Tavern & Tufnell Park planning 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 stations, St Pancras Eurostar services, the Regents canal, Granary Square & the shops and restaurants of Coal Drops Yard

The flat comprises a reception room with an open plan kitchen, a bedroom and a bathroom.

TENURE: **125 Years Lease from 29th September 1983**

SHARE OF FREEHOLD:

SERVICE CHARGE: £1170.00 – Service charge and reserve fund for period 30.09.25 to 30.03.26

Parking: To be confirmed

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

Broadband and Data Coverage. Ultrafast Broadband services are available via Openreach, service providers as yet undisclosed. with a good level of mobile phone coverage.

Construction Type: To be confirmed

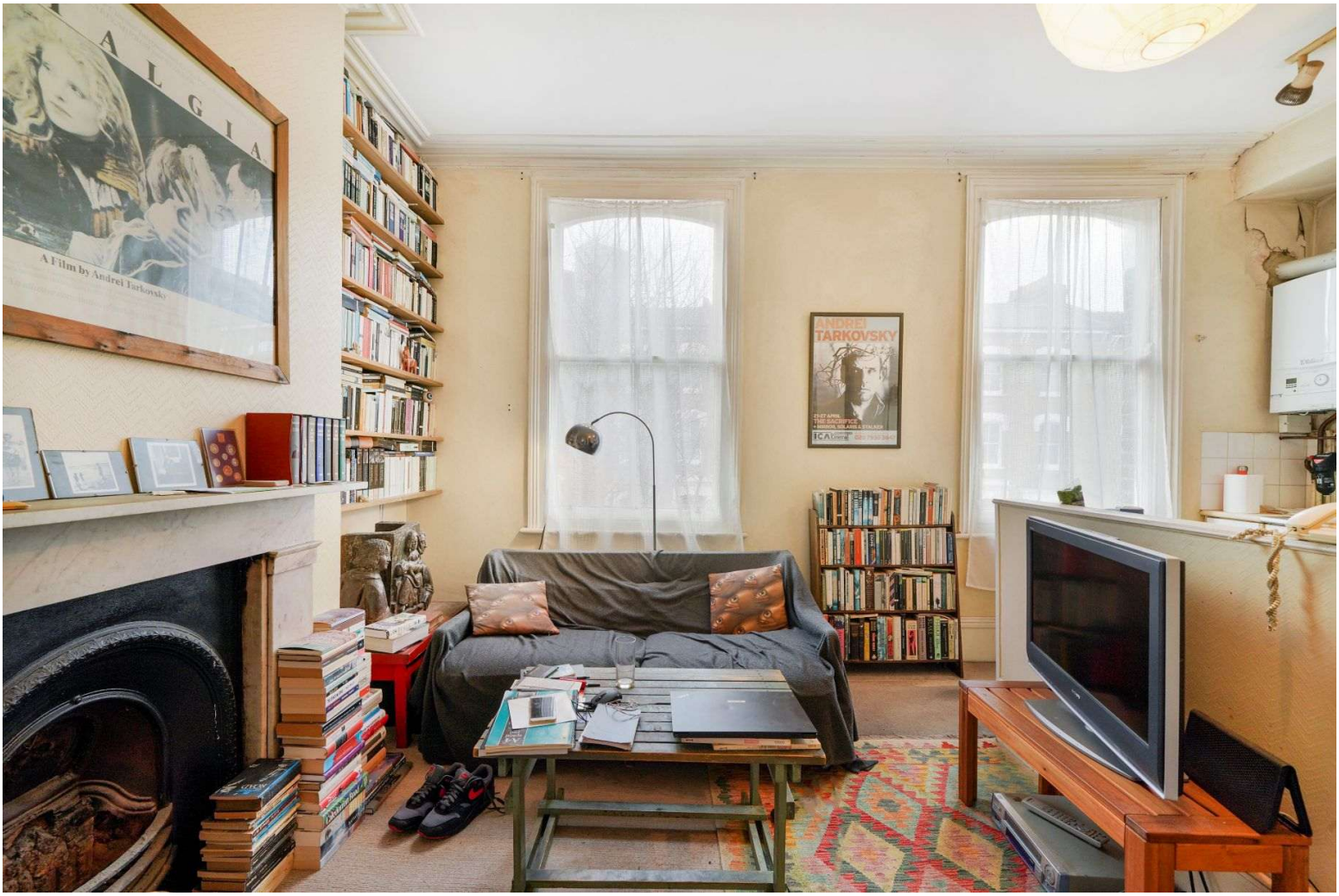
Heating: Gas

Notable Lease Covenants & Restrictions Not to use the Flat for any purpose whatsoever other than as a private residential flat. Not to keep any animals, birds or other pets therein in any manner which causes annoyance, inconvenience or injury or may be calculated so to do any other owner or occupier of the remaining flats or any of them.

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


TARKOVSKY
CENTURY
HOLBEIN
CONSTABLE
PICASSO


NOSTALGIA
ANDREI TARKOVSKY
21-27 APRIL
THE SACRIFICE
+ MIRROR, SOLARIS & STALKER
ICA


A Film by Andrei Tarkovsky
ANDREI TARKOVSKY


NOSTALGIA




NOSTALGIA


Vaillant



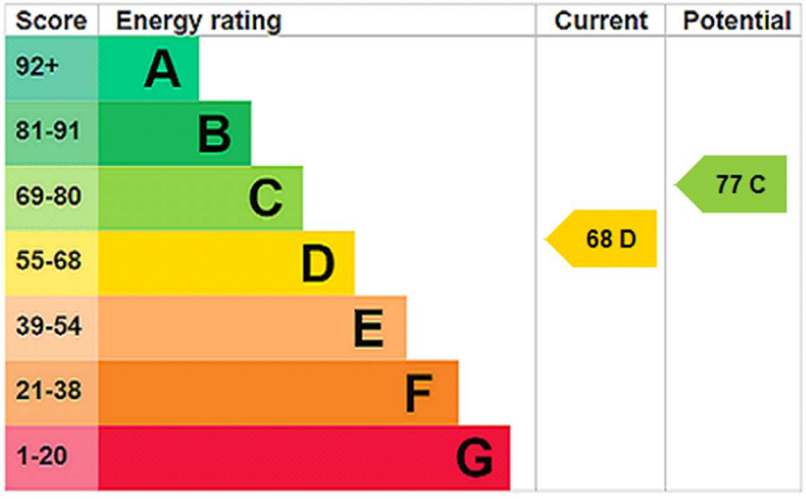



Boucher



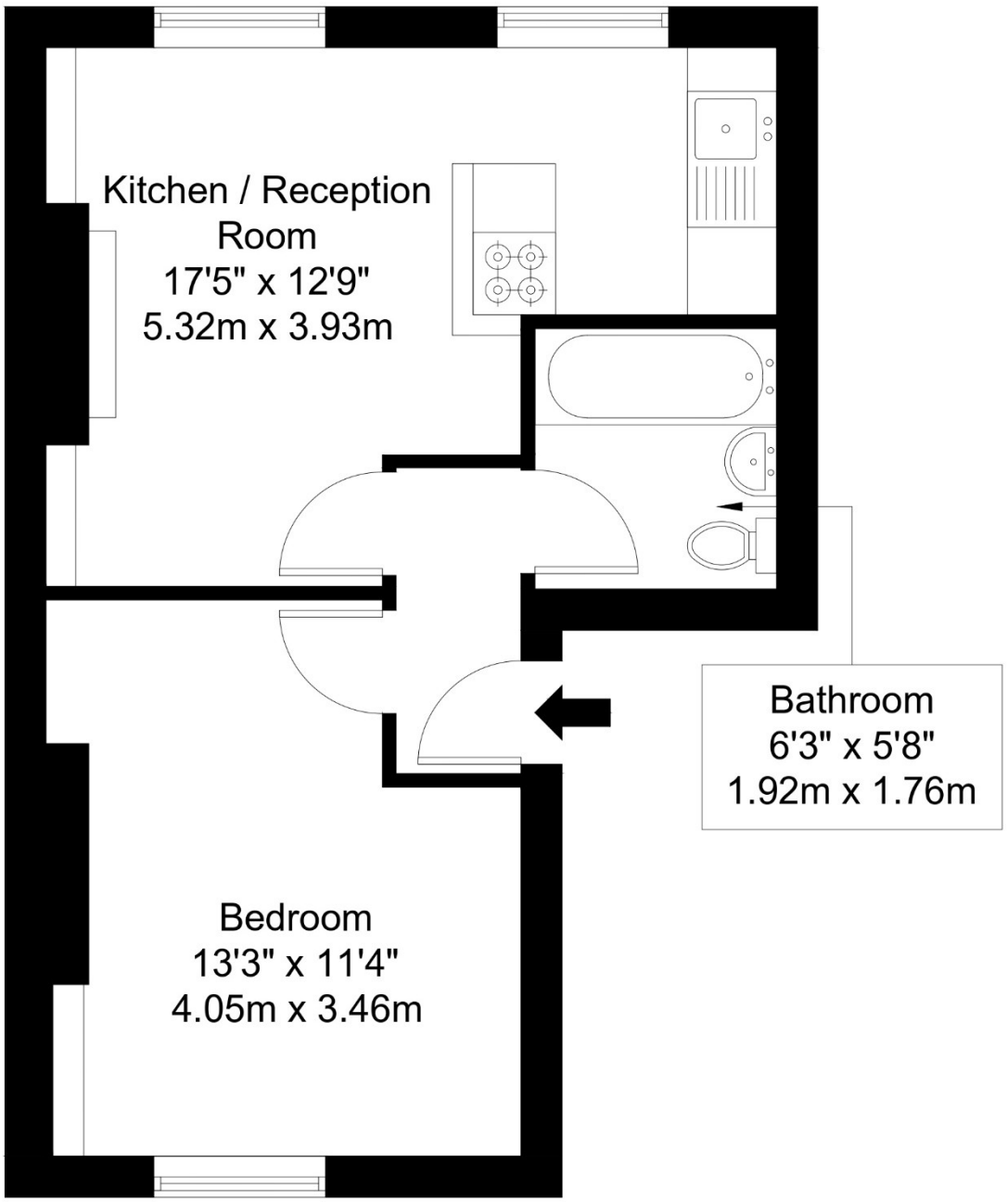
Whilst every attempt has been made in good faith to ensure the accuracy of these details, all data shown including the floorplan, are an interpretation for illustrative purposes only and should be used as a general outline for guidance only and is/are not to scale. Any areas, measurements or distances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



Crayford Road, N7 0ND

Approx Gross Internal Area = 35.3 sq m / 380 sq ft



First 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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