HUNTER HOUSE, JUNCTION ROAD, N19
OFFERS IN EXCESS OF
£150,000 LEASEHOLD

A one bedroom chain-free flat requiring modernisation, situated on the second floor of a purpose-built building, conveniently located close for Tufnell Park underground station.









Hunter House is located on Junction Road, within close proximity of Tufnell Park tube station (Northern line) and close to local bus services, shops & cafes & not too far to Parliament Hill Fields with Hampsead Heath beyond. The Kings Cross area is a bus ride away from Junction Road, 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 requires updating and comprises a reception room, a separate kitchen, a bedroom to the rear of the flat and a windowed bathroom.

TENURE: **99 Years Lease (less 3 days) from 24th June 1959**

GROUND RENT: £27 p.a

SERVICE CHARGE: £575.63 for period 01.04.26 to 30.06.26 - for reserve fund and various communal charges

Parking: We have been advised by our client 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, G Network, Virgin Media, with a good level of mobile phone coverage.

Construction Type: To be confirmed

Heating: Electric storage heaters

Notable Lease Covenants & Restrictions: Not to use the Flat for any purpose whatsoever other than as a private residential flat. No bird, dog or other animal which may cause annoyance to any owner, lessee or occupier of the other flats comprised in the Mansion shall be kept in the Flat.

Council Tax: London Borough of Islington - Council Tax Band: C (£1,873.67 for 2026/27)














TOWER
BOSCH



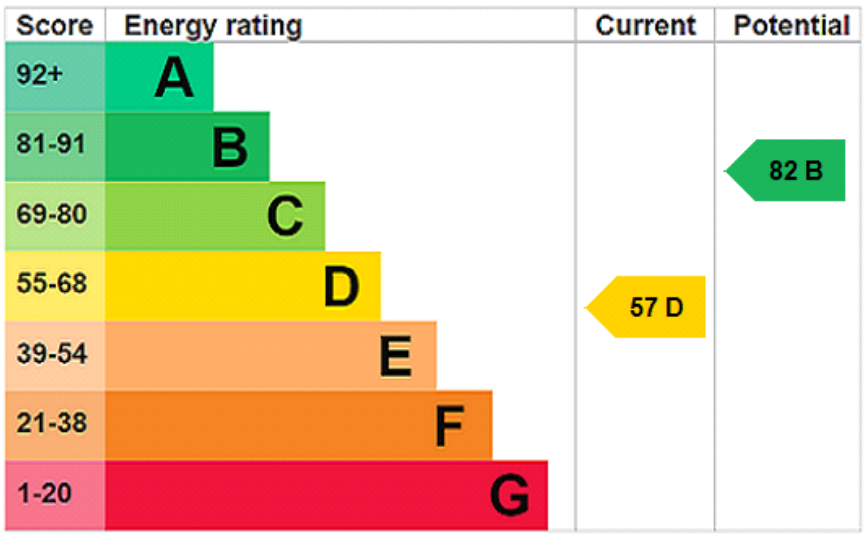






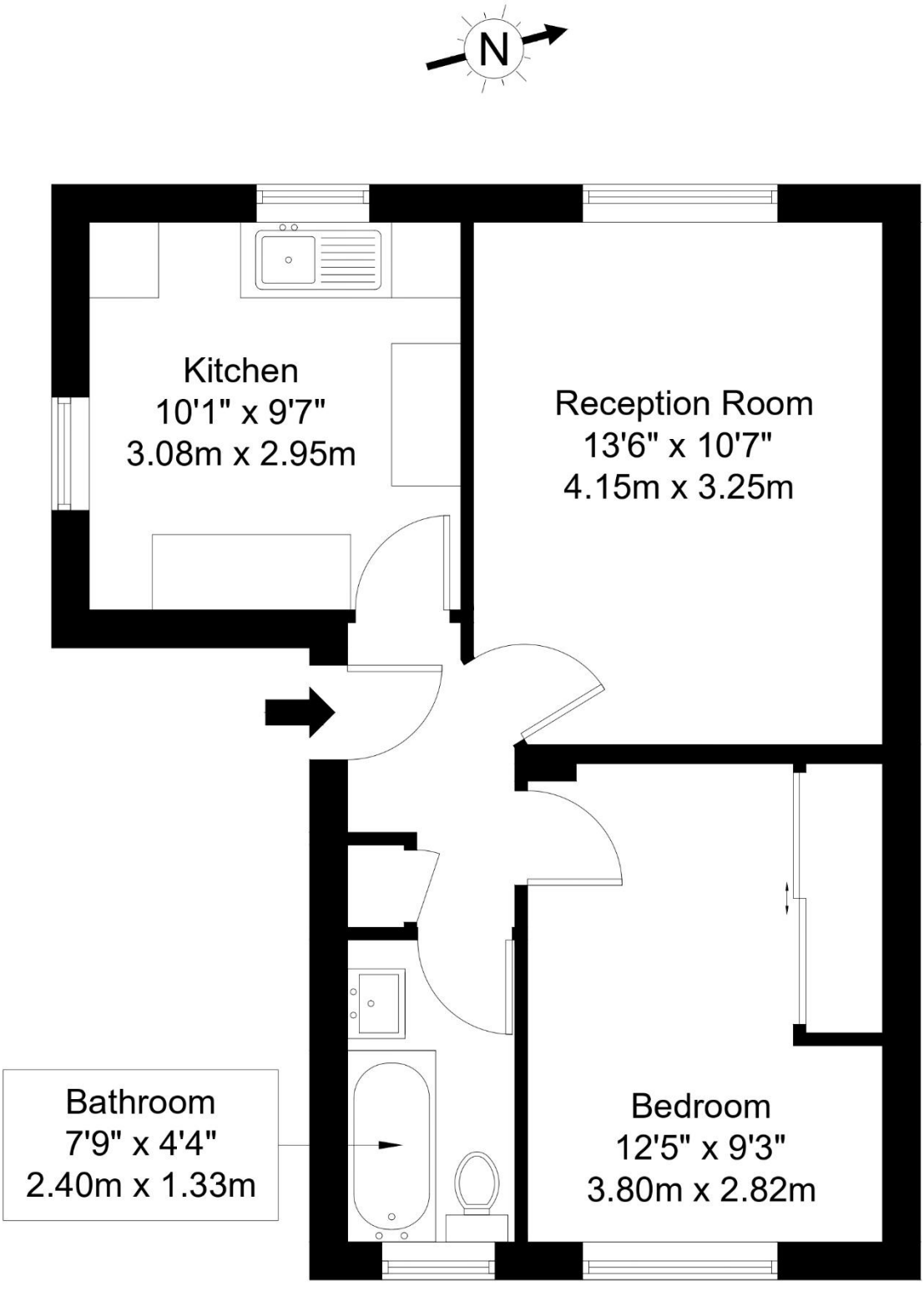
Whilst every attempt has been made in good faith to ensure the accuracy of these details, all data shown including the floorplan, are an interpretation for illustrative purposes only and should be used as a general outline for guidance only and is/are not to scale. Any areas, measurements or distances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



Junction Road, N19 5QE

Approx Gross Internal Area = 40.74 sq m / 439 sq ft



Second 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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