**SEVEN SISTERS ROAD N7**
**OFFERS IN EXCESS OF**
**£325,000 LEASEHOLD**

## Offering for sale a one bedroom second floor flat, with direct access and the exclusive right to use a roof terrace.









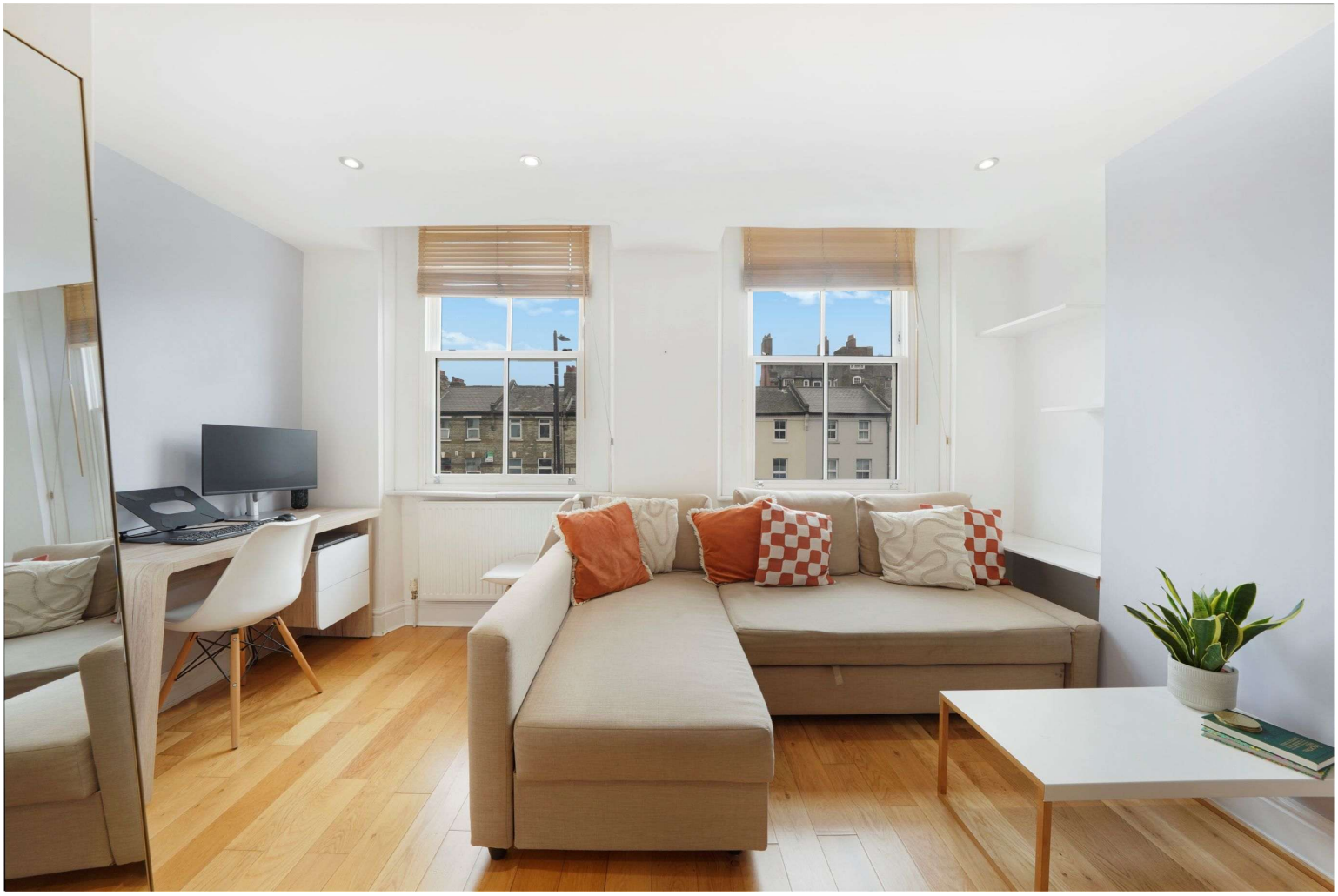
The property has its communal entrance on Salterton Road, the building situated on the corner of Seven Sisters Road, which is located off Holloway Road, its nearest tube stations being Holloway Road (Piccadilly line) & Finsbury Park (Piccadilly & Victoria lines – including its overground station with lines into Moorgate & Kings Cross), and close to local bus services and shops. Islington Upper Street & Highbury Corner are served by bus services from Holloway Road, in one direction and Highgate in the other.

This delightful flat comprises a reception room to its front, a separate kitchen, a bedroom with built in wardrobes, a windowed bathroom and the exclusive right to use the roof terrace.

| | |
|---|---|
| **TENURE:** | **125 Years Lease from 29th September 2006** |
| **GROUND RENT:** | £250 p.a and increasing throughout the term of the lease |
| **SERVICE CHARGE:** | £1704.00 for period - 01.01.26 to 30.06.26 |
| **Parking:** | We have been advised by the owner a residents parking permit could 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:** | Gas |

**Notable Lease Covenants & Restrictions** Not to use the Flat for any purpose whatsoever other than as a private residential flat. No bird, animal or reptile may be kept in the flat without the prior written consent of the Freeholder.

Council Tax: London Borough of Islington - Council Tax Band: C (£1,788.28 for 2025/26).










Vaillant
BUSH







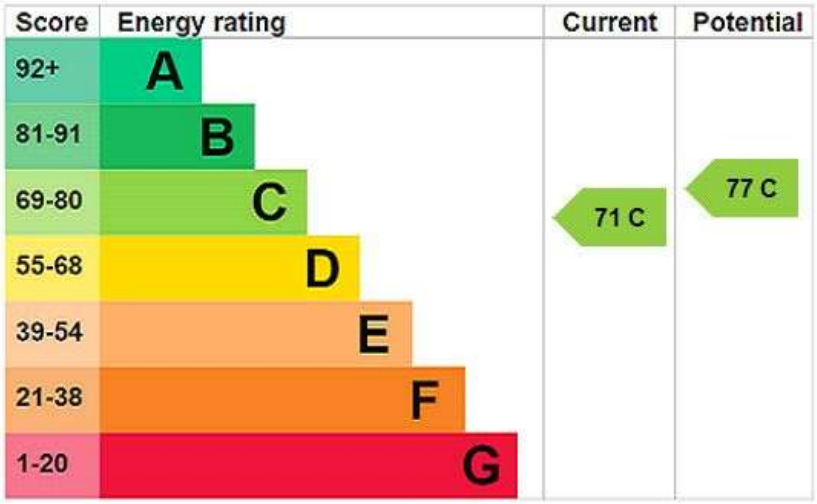






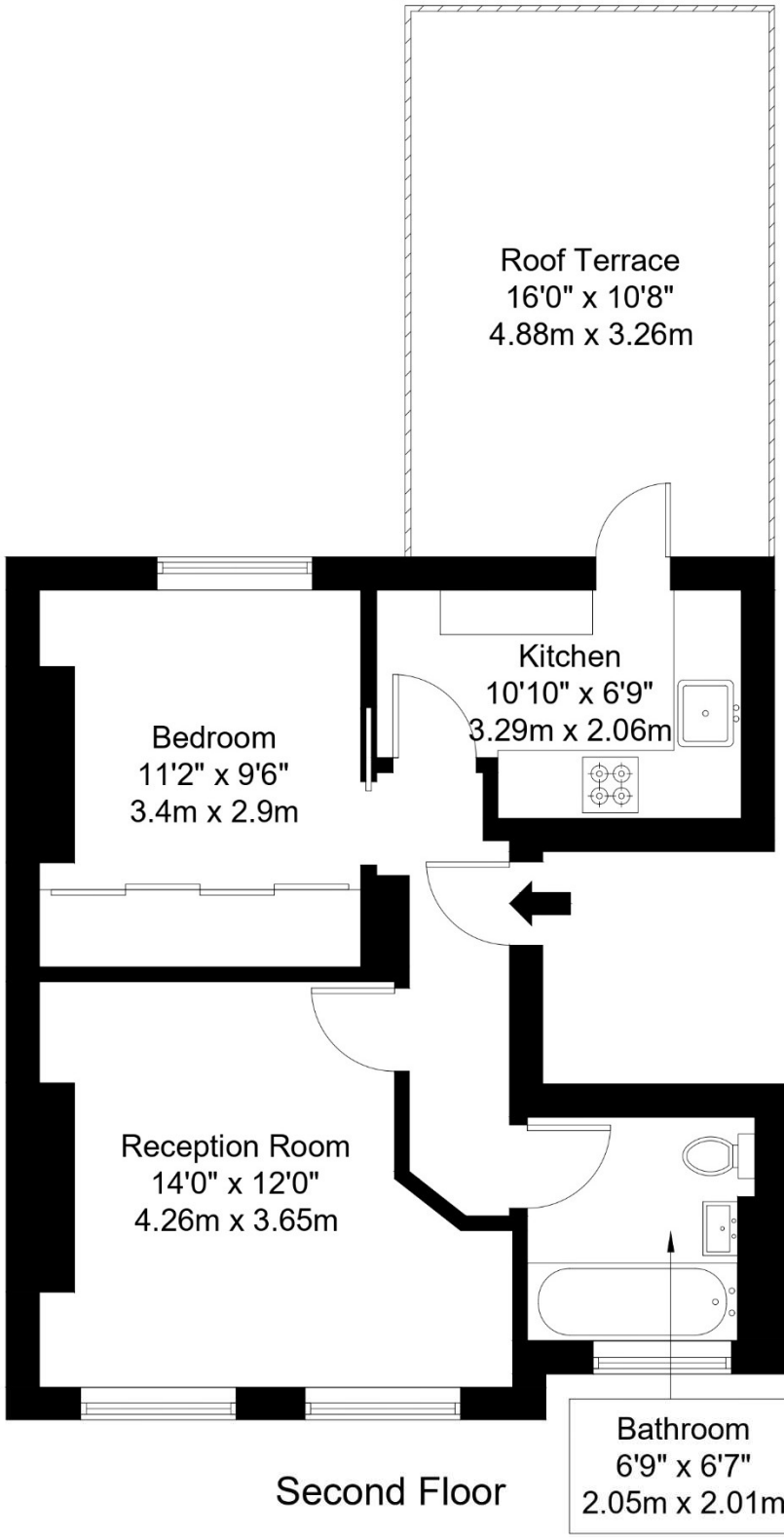

Whilst every attempt has been made in good faith to ensure the accuracy of these details, all data shown including the floorplan, are an interpretation for illustrative purposes only and should be used as a general outline for guidance only and is/are not to scale. Any areas, measurements or distances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



# Seven Sisters Road, N7 6AX

Approx Gross Internal Area = 40.2 sq m / 432 sq ft
Roof Terrace = 16.2 sq m / 174 sq ft
Total = 55.4 sq m / 596 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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