HUDDLESTON ROAD N7
OFFERS IN EXCESS OF
£500,000 SHARE OF FREEHOLD

A delightful one bedroom flat, set on the raised ground floor of period building, with direct access to a private roof terrace, with stairs down to a shared rear garden, backing on to Tufnell Park Playing Fields.









The property is set in a no through traffic road being Huddleston Road, which backs onto playing fields, located off Tufnell Park Road, nearest tube station being Tufnell Park (Northern line) and close to local bus services, shops along Fortess Road, Tufnell Park Tavern and Tufnell Park Playing Fields including its tennis courts. The property is located approx. one mile to Parliament Hill Fields with Hampstead Heath beyond

The flat offers well proprotioned living accommodation and comprises a reception room with a bay, a separate kitchen with a door to a private roof terrace with stairs down to a shared rear garden, a bedroom & a windowed shower room.

TENURE:	**999 Years Lease from 29th September 1989, with registration of the lease extension pending at HM Land Registry**
SHARE OF FREEHOLD:	
SERVICE CHARGE:	£603.13 – Period 25.03.26 to 23.06.26 – For various communal charges
Parking:	We have been advised by the owners 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:	According to Ofcom, Ultrafast Broadband services are available via Openreach, Virgin Media, Hyperoptic, G Network, with good mobile phone reception 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. That no dogs or live animals shall be kept on the demised premises without the consent of the Freeholder. That the Tenants shall fully carpet all floors of the demised premises (save for the kitchen and bathroom which shall be floored with linoleum or other similar material) with an underlay of a suitable quality.

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




CENTURY




MAKE ART NOT WAR







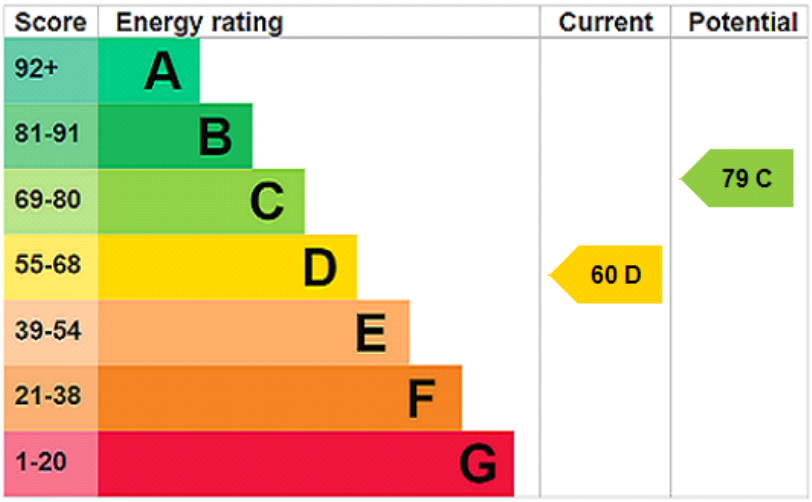






guidance only and is/are not to scale. Any areas, measurements or distances quoted are approximate and should not be relied upon to value a property or be the basis of any sale or let. Any intending purchaser should satisfy themselves by inspection, searches, enquires and full survey as to the correctness 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.

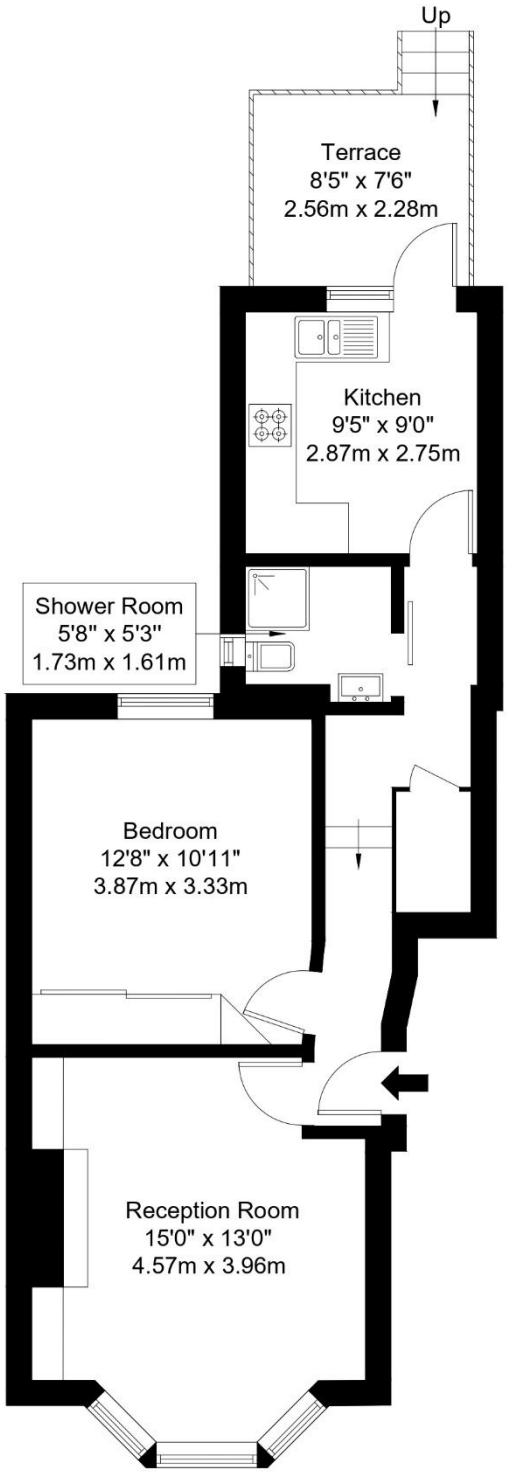


Huddleston Road, N7 0EG

Approx Gross Internal Area = 49.3 sq m / 531 sq ft

Terrace = 5.8 sq m / 62 sq ft

Total = 55.1 sq m / 593 sq ft



Raised 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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