ROWSTOCK GARDENS, CAMDEN ROAD N7
OFFERS IN EXCESS OF
£500,000 LEASEHOLD

A spacious three bedroom chain-free flat set on the second & third (top) floors of a purpose built building, with a balcony set off the reception room.









The flat is set back from Camden Road, nearest tube stations being Caledonian Road (Piccadilly line) and Kentish Town (both Northern line) and close to local bus services, shops & cafes. The Camden Town area is served by bus services from Camden Road for its amenities including Camden Market alongside the Regents Canal. 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. Islington Upper Street & Highbury Corner are served by bus services from Holloway Road, in one direction and Highgate in the other.

This well-presented chain-free flat offers well-proportioned living accommodation and has its entrance on the second floor. On this floor there is a reception room with access to a private balcony and a seperate kitchen. Stairs then rise to the third (top) floor where there are three bedrooms, a windowed bathroom and a separate w.c.

TENURE:	**215 Years Lease from and inc. 25th December 1982**
GROUND RENT:	a peppercorn
SERVICE CHARGE:	£2248.25– Estimated for period 2025/2026 – For buildings insurance, and other communal charges
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, Hyperoptic, 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. To keep the floors of the demised premises including the passages, stairs and landings (if any) thereof substantially covered with suitable material for reasonably minimising the transmission of noise to other dwellings within the building.

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


LIFE
BEGINS AT
THE END OF YOUR
COMFORT
ZONE








BUSH


KISS
ME
RIGHT
UNDER
MY





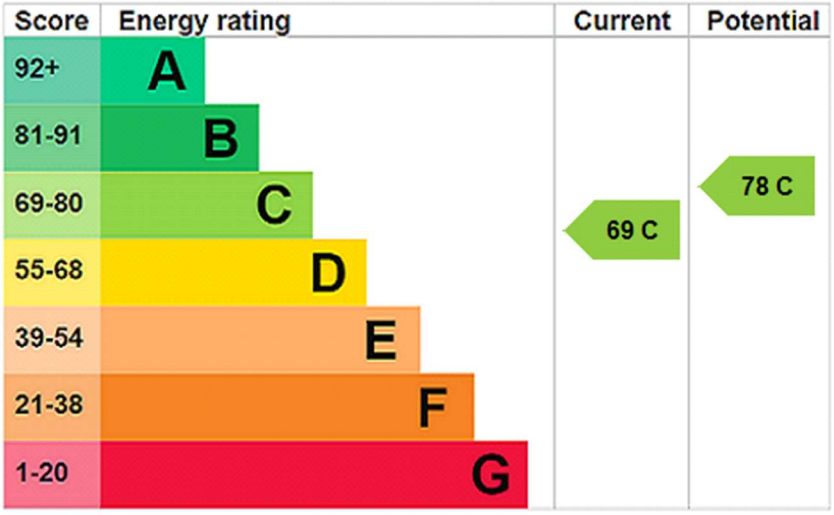



DON'T WAIT FOR THE STORM TO PASS
DANCE IN THE RAIN
Bee HAPPY



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.

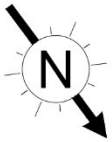


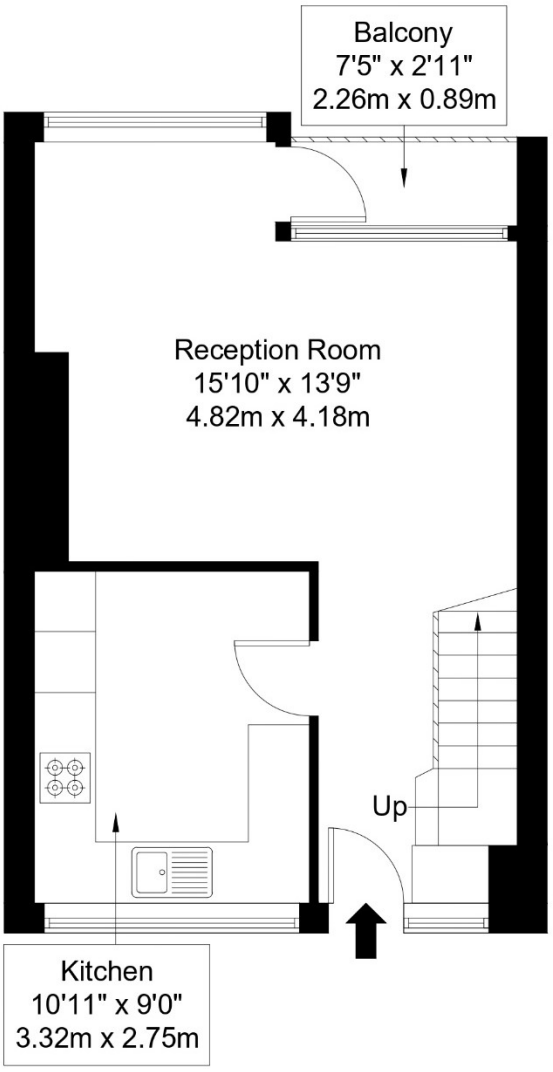
Rowstock Gardens, N7 0BG

Approx Gross Internal Area = 76.7 sq m / 826 sq ft

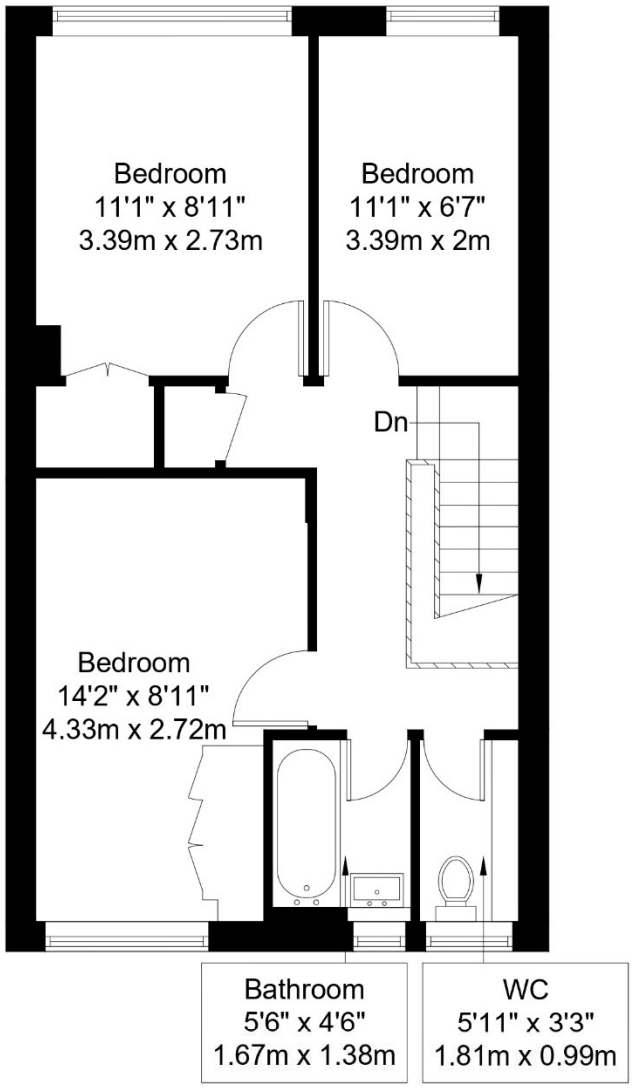
Balcony = 2 sq m / 22 sq ft

Total = 78.7 sq m / 848 sq ft





Second Floor



Third 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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