TUFNELL PARK ROAD N7
OFFERS IN EXCESS OF
£600,000 SHARE OF FREEHOLD

We are delighted to offer for sale a spacious flat, set on the second & third (top) floors of a period building.

The property is located on Tufnell Park Road, nearest tube station being Tufnell Park (Northern line) and close to local bus services, shops, cafes, Tufnell Park Tavern and Tufnell Park playing fields including its tennis courts. Islington Upper Street & Highbury Corner are served by bus services from Holloway Road in one direction and Highgate in the other.

This super property, which offers well proportioned living accommodation, has its entrance on the first floor off the communal hallway, with stairs then leading up to the second floor. The flat comprises a reception room with a seperate kitchen, a bedroom and a bathroom, all on the second floor, with a feature spiral staircase up to an attic room which is being used as a bedroom, on the third (top) floor above.

TENURE: **999 Years Lease from 24th December 1987**

SHARE OF FREEHOLD:

SERVICE CHARGE: We have been advised by the owner they pay £150pcm – For buildings insurance and other communal charges - Unverified

Parking: We have been advised by the owner 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: Gas

Notable Lease Covenants & Restrictions: Not to use the Flat for any purpose whatsoever other than as a private residential flat. Not to sub-let the flat without Freeholder consent (not unreasonably withheld**).** No bird, dog or other animal which may cause annoyance to any owner, lessee or occupier of the other flats on the Freeholders premises or adjoining premises shall be kept in the flat.

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

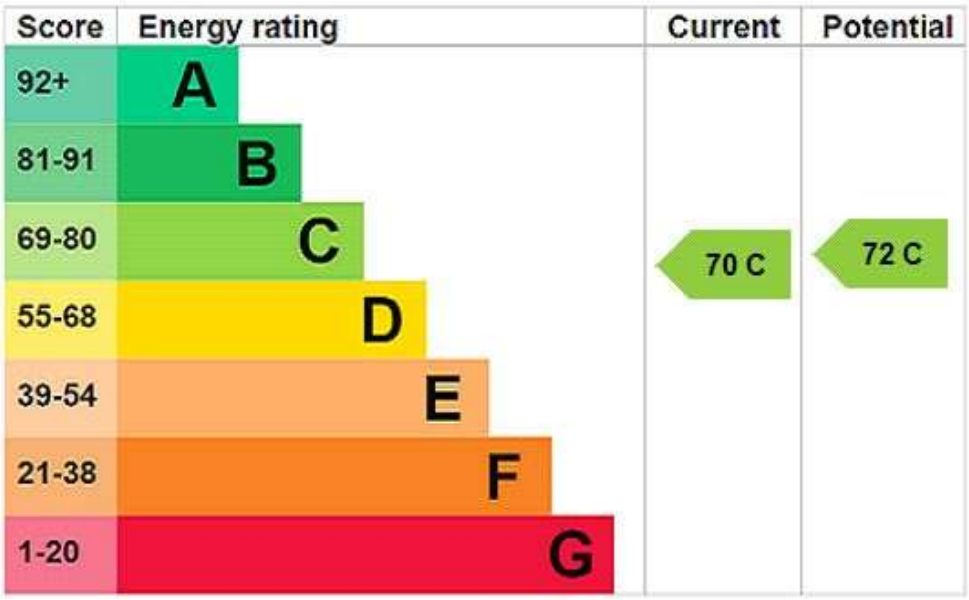
un film de
Hou Hsiao Hsien
Millennium Mambo

I abstain on voting
Labour
NEW YORK
HOLLYWOOD

DAIDO MORIYAMA
森山大道

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.



Tufnell Park Road, N7 0DT

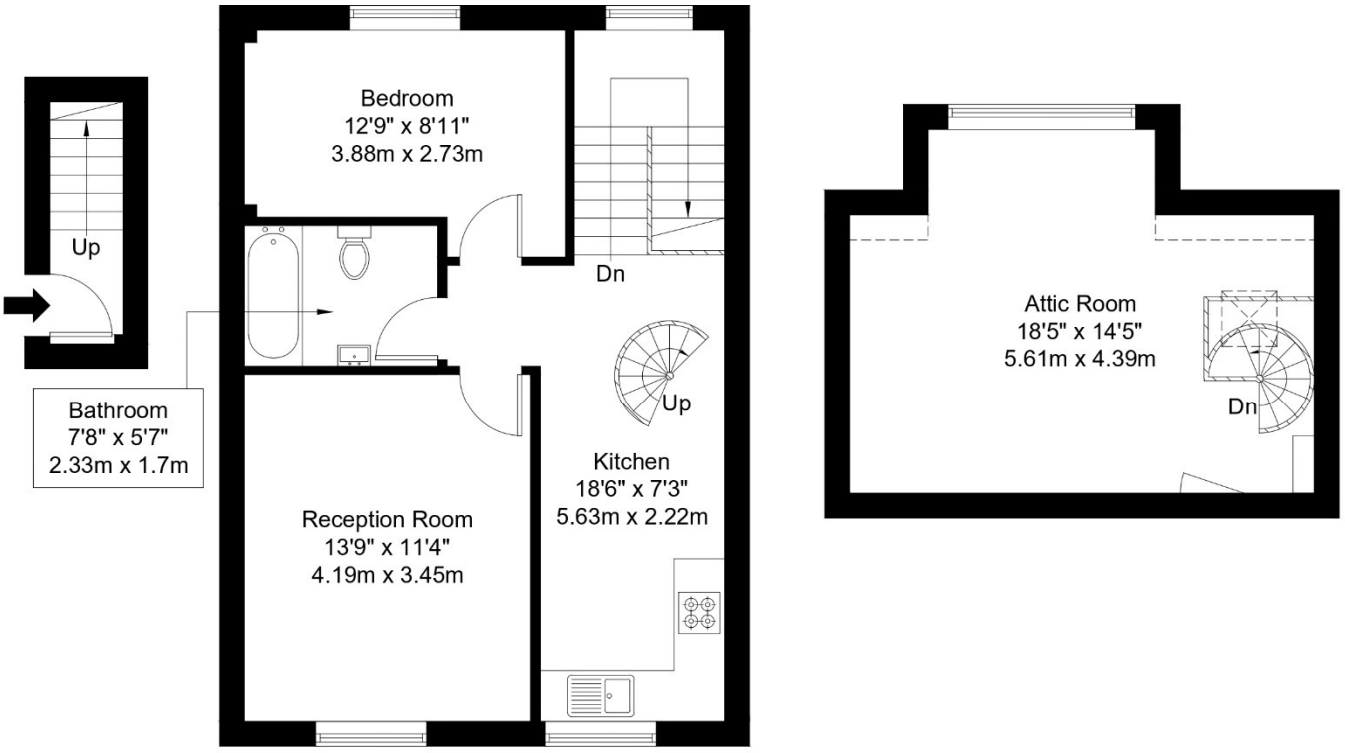
Approx Gross Internal Area = 71.8 sq m / 773 sq ft

Restricted head height = 0.9 sq m / 10 sq ft

Total = 72.7 sq m / 783 sq ft

N

= Reduced headroom below 1.5m / 5'0



First Floor 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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