ALEXANDER ROAD, N19
OFFERS IN EXCESS OF
£450,000 LEASEHOLD

Offering for sale a delightful two-bedroom flat set on the second floor of a building located just off Holloway Road.

Alexander Road is located off Holloway Road, nearest tube stations being Archway (Northern line), Holloway Road (Piccadilly line) & Tufnell Park (Northern line). The property is also close to Upper Holloway overground station, local bus services, shops & Whittington Park. Islington Upper Street & Highbury Corner are served by bus services from Holloway Road in one direction and Highgate in the other.

The flat comprises a reception room with an open plan kitchen, a bathroom and two bedrooms (one with an ensuite shower room).

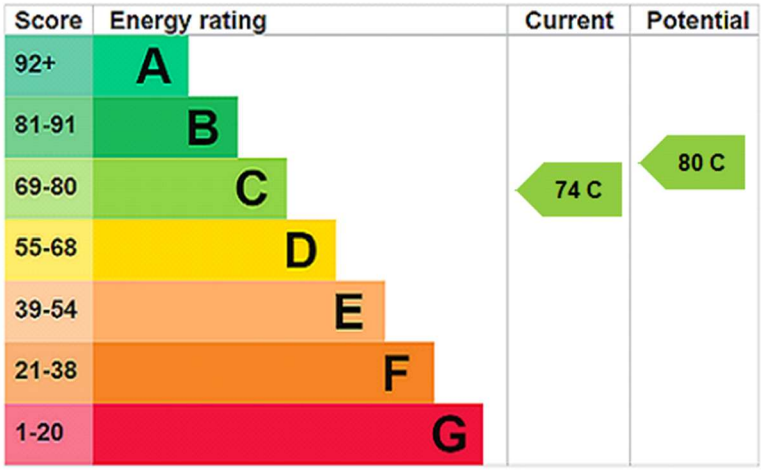
TENURE:	**125 Years Lease from 19th July 2007**
GROUND RENT:	£300pa and increasing throughout the term of the lease
SERVICE CHARGE:	£945.00 for period 30.09.26 to 24.03.27
Parking:	We have been advised by the owners a residents parking permit can be acquired from the council. Please make your own enquiries.
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, Hyperoptic, Virgin Media, 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. Save in the case of a Guide Dog, not to keep in or about the premises any animal, bird, or reptile without the prior written consent of the Freeholder. To cover the floors of the Premises with felt or other sound-proofing materials in addition to the usual carpet and linoleum and place rubber insulators under all pianos, gramophones, wireless or television cabinets, sewing machines and other similar articles.

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

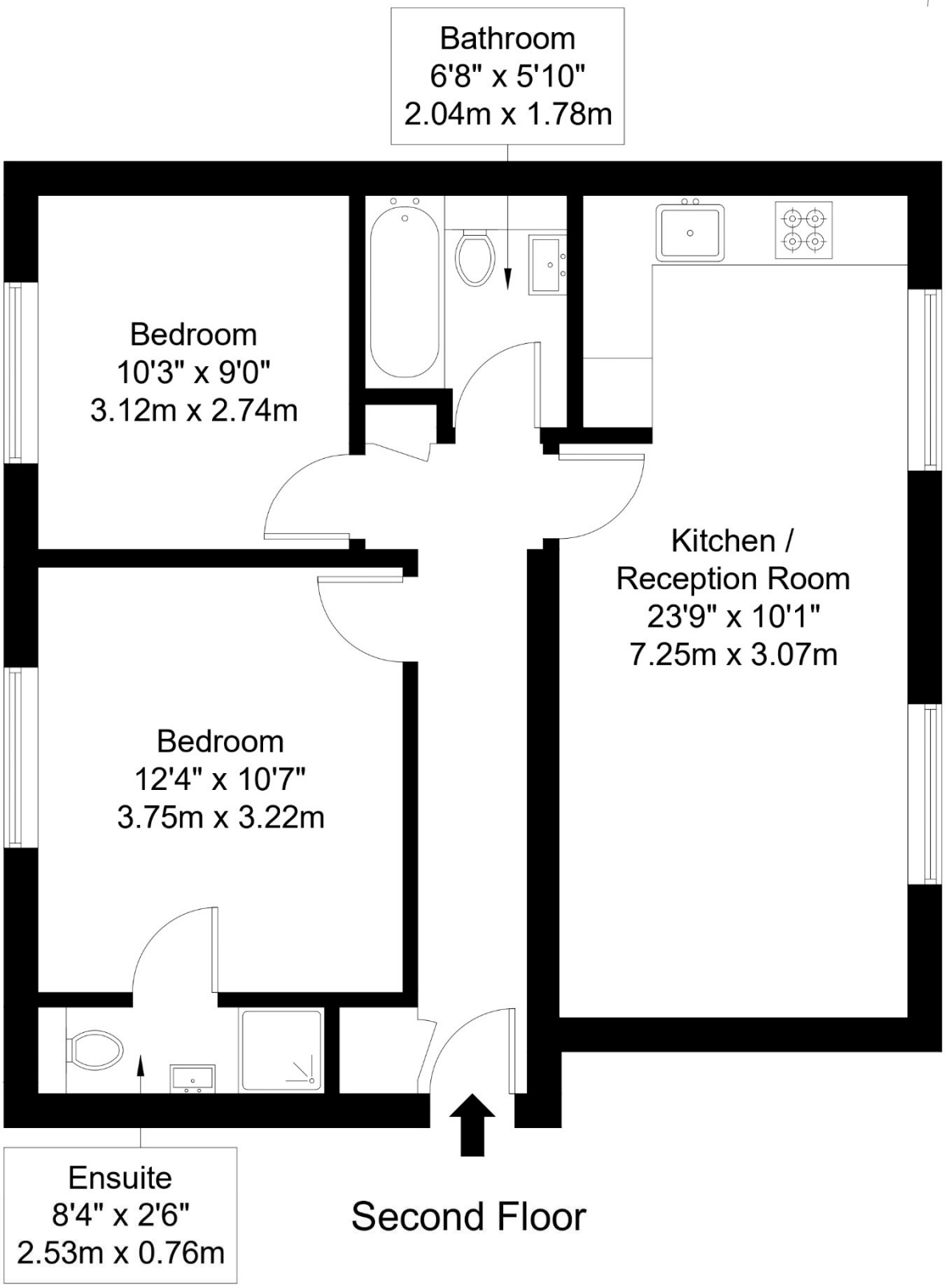
Whilst every attempt has been made in good faith to ensure the accuracy of these details, all data shown including the floorplan, are an interpretation for illustrative purposes only and should be used as a general outline for guidance only and is/are not to scale. Any areas, measurements or distances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



Alexander Road, N19 3PF

Approx Gross Internal Area = 58.4 sq m / 629 sq ft



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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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