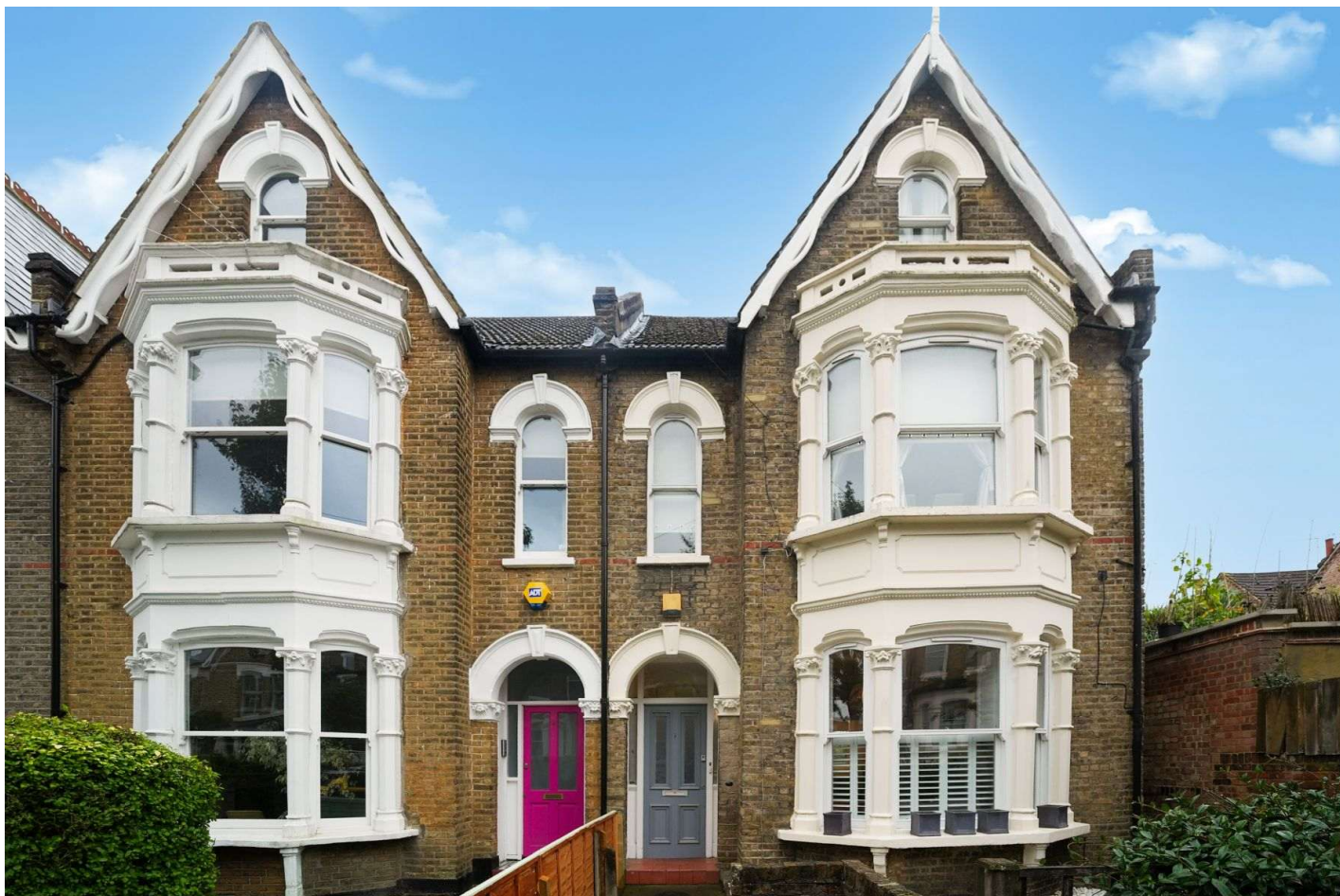


HIGHWOOD ROAD N19 OFFERS IN EXCESS OF £750,000 LEASEHOLD

A superb two bedroom flat set on the ground floor of a period building, with direct access to a private section of south-westerly facing rear garden.





Highwood Road is located in the Mercers Road/Tavistock Terrace Conservation Area, nearest tube stations being Archway & Tufnell Park (both Northern line) and close to Upper Holloway overground station, local bus services, shops, Yerbury Primary school and Whittington Park. Islington Upper Street & Highbury Corner are served by bus services from Holloway Road in one direction and Highgate in the other.

This well-presented flat offers accommodation with a split-level hallway and comprises a reception room with a bay with shutters, fold back connecting doors from the reception room to a kitchen/breakfast room, a windowed bathroom, two bedrooms (the main bedroom with windows to the side with window shutters and a window to the rear and the second bedroom with window shutters) and direct access to a private section of south-westerly facing rear garden.

TENURE:	125 Years Lease from 1st April 2006
GROUND RENT:	£100pa and increasing throughout the term of the lease
SERVICE CHARGE:	£1,191.65 for year from 01.04.26
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. No bird, fowl, dog, cat or other creature shall be kept in the Property other than with the written permission of the Freeholder.	

Council Tax: London Borough of Islington - Council Tax Band: E (£2,576.29 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.

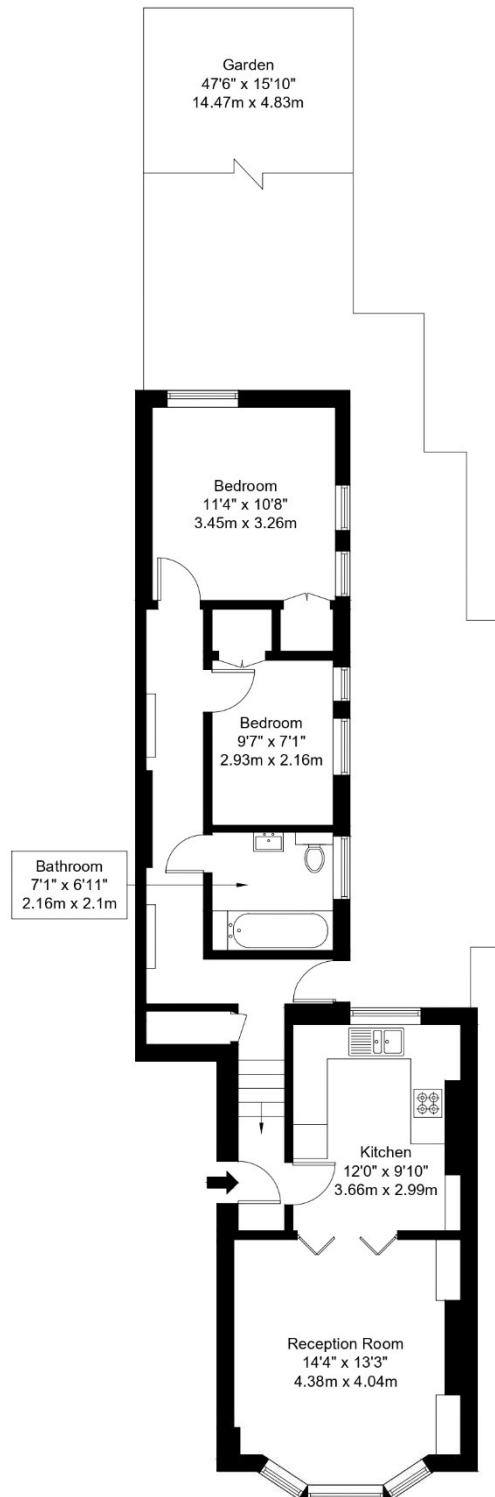
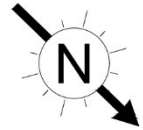
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		66 D
39-54	E	48 E	
21-38	F		
1-20	G		

Highwood Road, N19 4PN

Approx Gross Internal Area = 68.9 sq m / 742 sq ft

Garden = 81.4 sq m / 876 sq ft

Total = 150.3 sq m / 1618 sq ft



Ground Floor

Ref :

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**B L E U
P L A N**

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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