

**AXMINSTER ROAD, N7
OFFERS IN EXCESS OF
£750,000 SHARE OF FREEHOLD**

A spacious three bedroom flat, arranged over the first, second and third (top) floors of an attractive building, with direct access to a private roof terrace.





Axminster Road is a no-through traffic road, which runs parallel with Holloway Road, nearest tube stations being Archway (Northern line), Finsbury Park (Piccadilly & Victoria lines) – (including Finsbury Park overground station with lines into Moorgate & Kings Cross) and Holloway Road (Piccadilly line) and close to Upper Holloway overground station, local bus services, shops & café's. Islington Upper Street & Highbury Corner, for Highbury Fields are served by bus services from Holloway Road in one direction and Highgate in the other.

The flat offers well-proportioned living accommodation and has its entrance off the communal hallway on the ground floor. The property comprises a reception room with an open plan kitchen and a super windowed bathroom (with bath and separate shower cubicle) all on the first floor. Stairs then lead up to two bedrooms both on the second floor & a further bedroom with an ensuite shower room on the third (top) floor above. The third (top) floor bedroom has two sets of double doors to a private roof terrace.

TENURE: 999 Year Lease from 25th March 1989

SHARE OF FREEHOLD:

SERVICE CHARGE: We have been advised by the owner if any internal or external communal works needs to be carried out, this flat pays 50 %, with both co-freeholders having to agree on works and price - Unverified

Parking: We have been advised by the owner - resident on street parking

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.

Construction Type: We have been advised by the owner - brick, flat roof

Heating: Gas combi boiler

Notable Lease Covenants & Restrictions: None of any note.

Council Tax: London Borough of Islington - Council Tax Band: D (£2,011.82 for 2025/26).













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	77 C	83 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

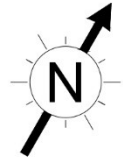
Axminster Road, N7 6BP

Approx Gross Internal Area = 109.2 sq m / 1175 sq ft

Restricted head height = 1.9 sq m / 20 sq ft

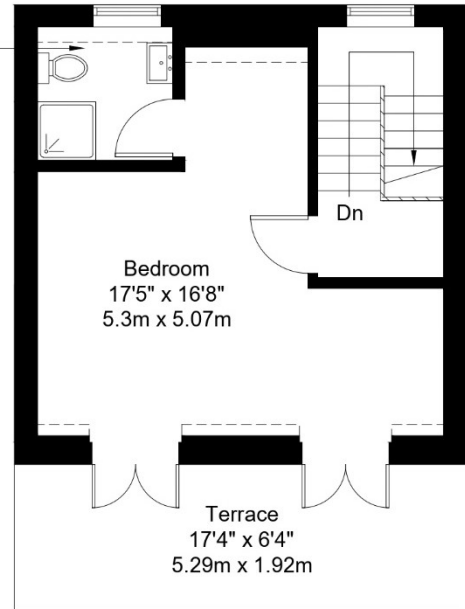
Terrace = 10.1 sq m / 109 sq ft

Total = 121.2 sq m / 1304 sq ft

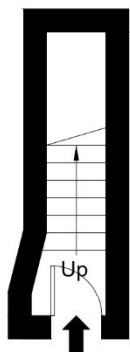


= Reduced headroom below 1.5m / 5'0"

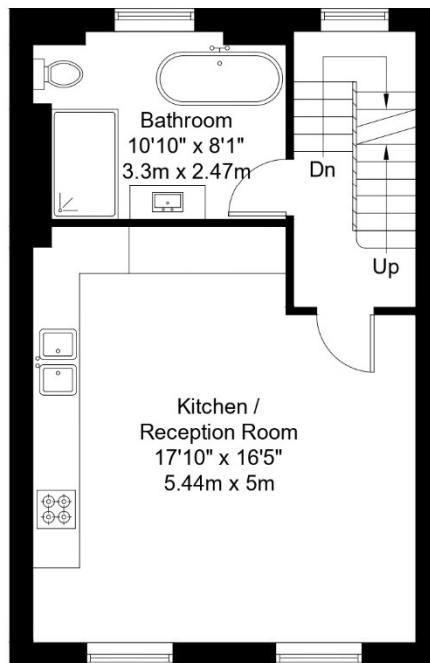
Ensuite
5'9" x 5'9"
1.76m x 1.74m



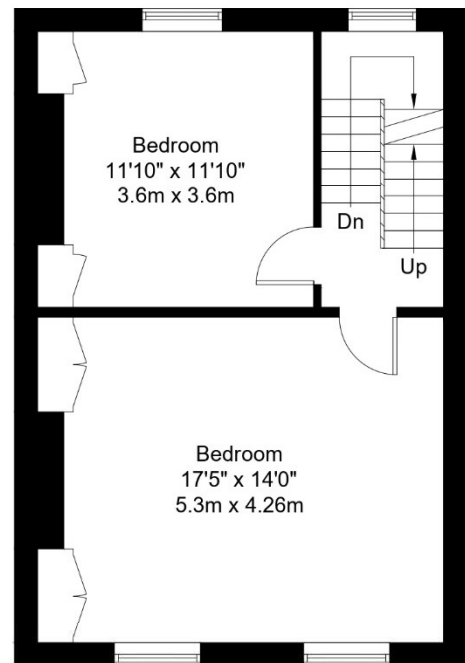
Third Floor



Ground Floor



First Floor



Second Floor

Ref :

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PLAN**

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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