

## COMPTON HOUSE, SUSSEX WAY N7 £450,000 LEASEHOLD

A spacious one bedroom flat, set to the rear on the ground floor of a modern purpose built building within a gated development, with direct access to a private patio garden.





### A View from Sussex Way

Sussex Way is located off Seven Sisters Road, its nearest tube stations being Finsbury Park (Piccadilly & Victoria lines – including its overground station with lines into Moorgate & Kings Cross) and Holloway Road (Piccadilly line) and close to local bus services and shops. The Camden Town area is served by bus services from Tollington Road for its amenities including Camden Market alongside the Regents Canal.

This super flat offers well-proportioned and well-presented living accommodation and comprises a reception room with an open plan kitchen, a bedroom, a bathroom and a private patio garden.

**TENURE:** 125 Years Lease from 17<sup>th</sup> February 2012

**GROUND RENT:** £350p.a

**SERVICE CHARGE:** £701.37 charged quarterly in advance

**Parking:** None

**Utilities:** The property is serviced by mains water, electricity, and sewage.

**Broadband and Data Coverage.** Ultrafast Broadband services are available via Openreach, Virgin Media, with a good level of mobile phone coverage.

**Construction Type:** To be confirmed

**Heating:** Electric

**Notable Lease Covenants and 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). Not to keep any bird, reptile, dog or other animal in the Premises without the previous consent in writing of the Freeholder (not to be unreasonably withheld or delayed).

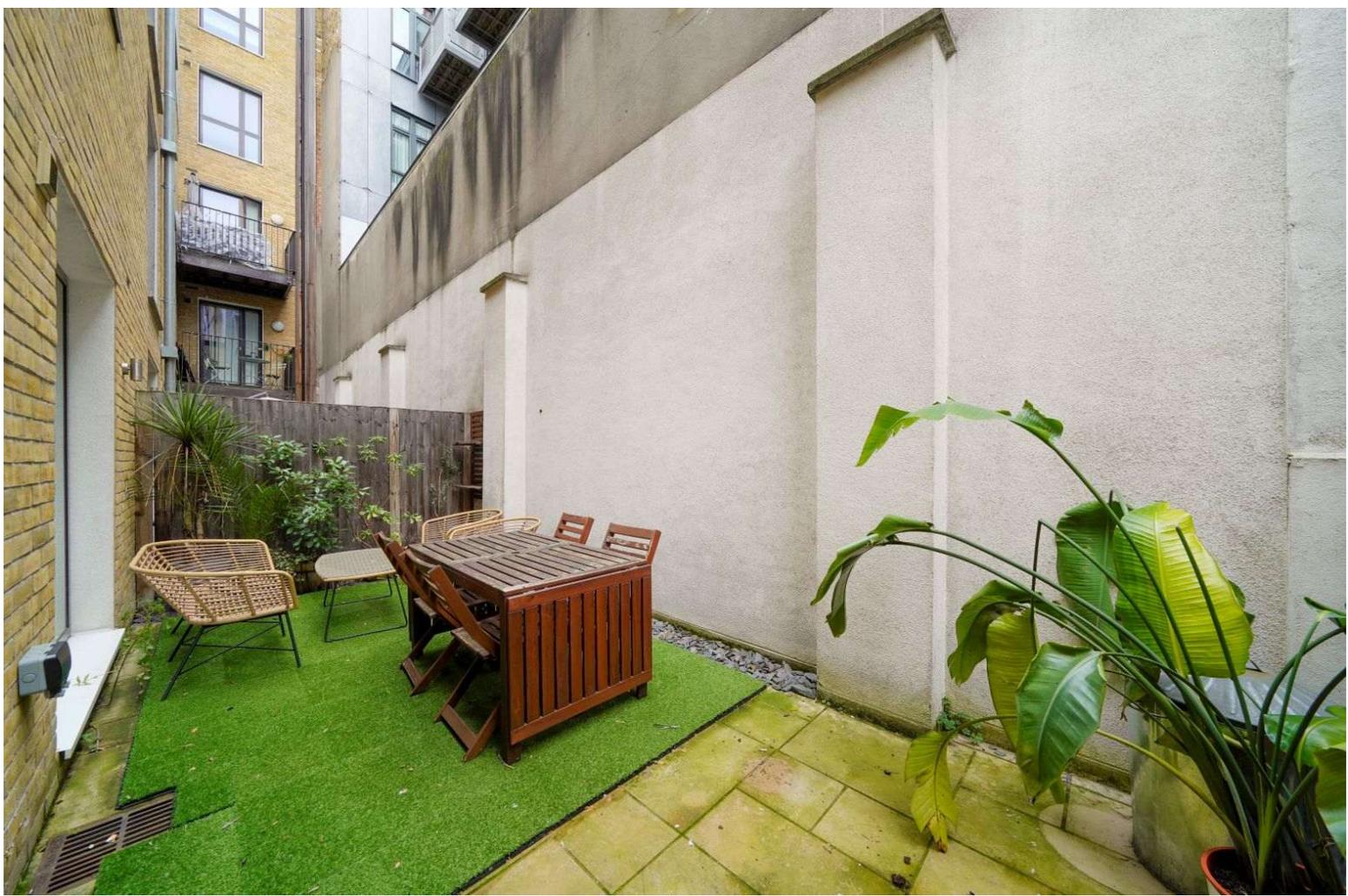
Council Tax: London Borough of Islington - Council Tax Band: D (£2,011.82 for 2025/26).













A View from Sussex Way

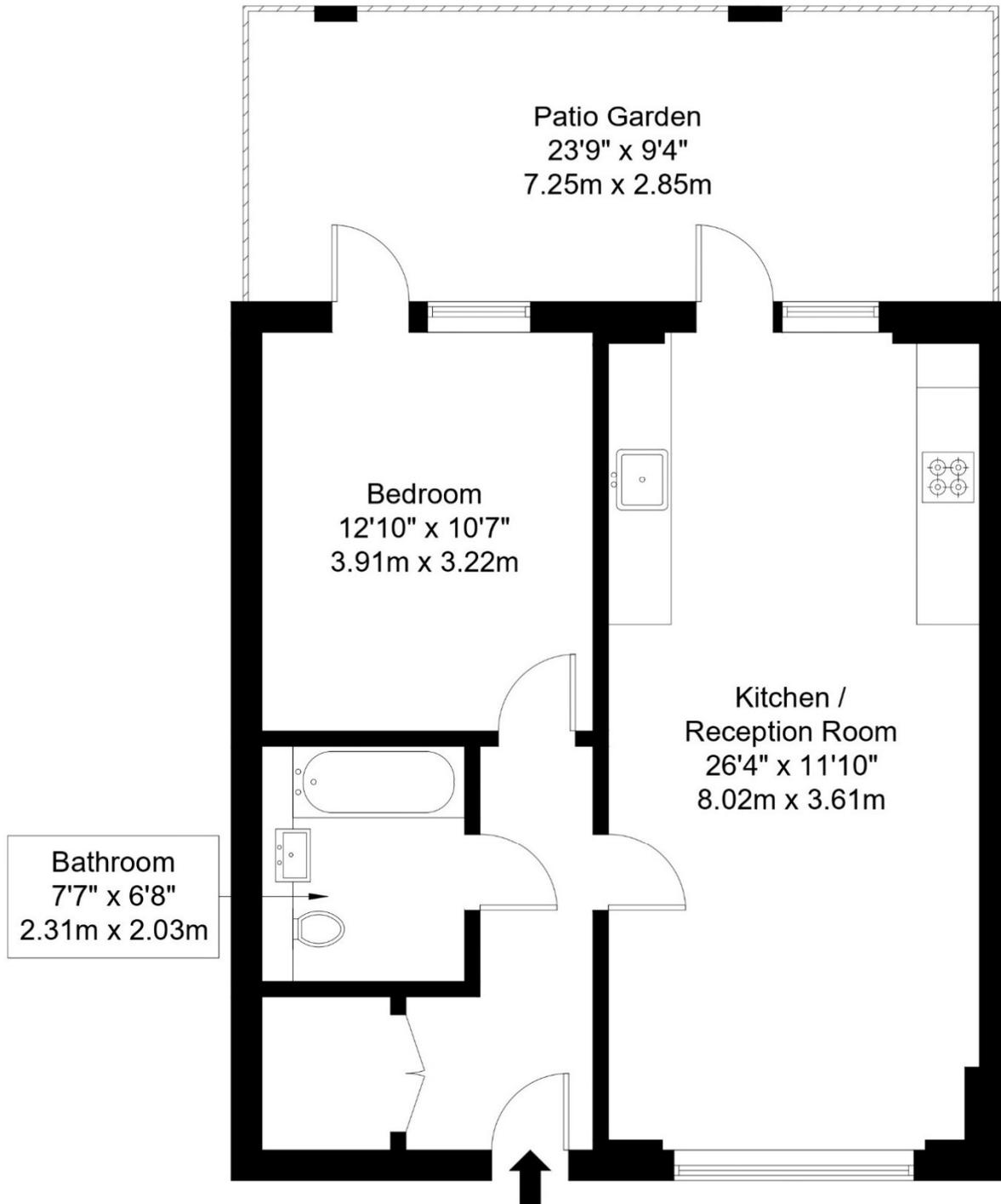
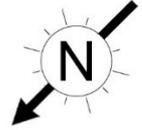
Whilst every attempt has been made in good faith to ensure the accuracy of these details, all data shown including the floorplan, are an interpretation for illustrative purposes only and should be used as a general outline for guidance only and is/are not to scale. Any areas, measurements or distances 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	← 82 B	← 82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

# Compton House, N7 6RS

Approx Gross Internal Area = 56 sq m / 603 sq ft



Ground 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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