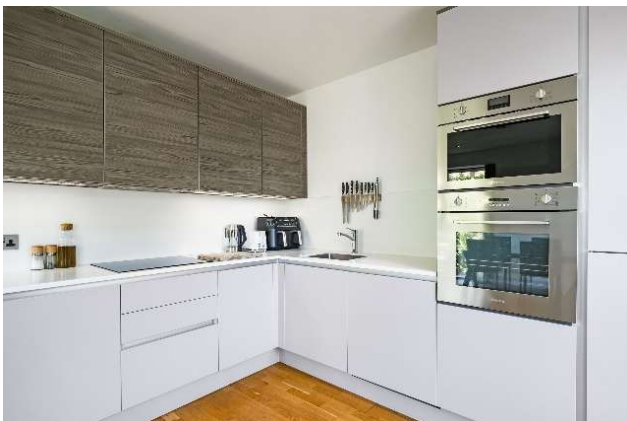


**ADA LEWIS HOUSE, DALMENY AVE, N7
OFFERS IN EXCESS OF
£475,000 LEASEHOLD**

A spacious one bedroom chain-free flat, set on the fourth (top) floor of a purpose built building which has a lift, with its own private balcony.





Dalmeny Ave is located off Camden Road, nearest tube stations being Caledonian Road and Holloway Road (both Piccadilly line) & Kentish Town (Northern line) and close to local bus services, shops & cafes. The Kings Cross area is one stop along the Piccadilly line from Caledonian Road tube station, for its amenities including Kings Cross rail station, St Pancras Eurostar services, the Regents canal, Granary Square & the shops and restaurants of Coal Drops Yard. The Camden Town area is a bus ride away from Camden Road, for its attractions including Camden Market alongside The Regents Canal. Islington Upper Street & Highbury Corner are served by bus services from Holloway Road in one direction and Highgate in the other.

The flat, which is set back from Dalmeny Ave offers well proportioned living accommodation and comprises a reception room with direct access to a private balcony, a kitchen which is open plan to the same reception room, a bedroom with a built in wardrobe and a bathroom. The owners have advised there is a communal bike store.

TENURE:	250 Years Lease from and inc. 1st January 2018
GROUND RENT:	£300p.a
SERVICE CHARGE:	£175.86pcm – Estimated for period 01.04.26 to 31.03.27 – For buildings insurance and other communal charges
Parking:	None
Utilities:	The property is serviced by mains water, electricity and sewage
Broadband and Data Coverage:	According to Ofcom, Ultrafast Broadband services are available via Openreach, G Network, Hyperoptic, with good mobile phone reception depending on your service provider.
Construction Type:	To be confirmed
Heating:	We have been advised by the owners electric – communal heat pump

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 ensuring that any assignee occupier or tenant enters into any required community agreement as refers to Clause 4.2 in the lease or let for less than 6 months. No bird, reptile, fowl, dog, cat or other creature shall be kept in the Premises other than with the written permission of the Freeholder. To provide carpets or such other suitable floor coverings to the floors of the Premises and if reasonably required by the Freeholder to cover the floors of the Premises with felt or other material in addition to the usual carpet and other floor covering in order to deaden sound.

Tax: London Borough of Islington - Council Tax Band: D (£2,107.87 for 2026/2027)













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.

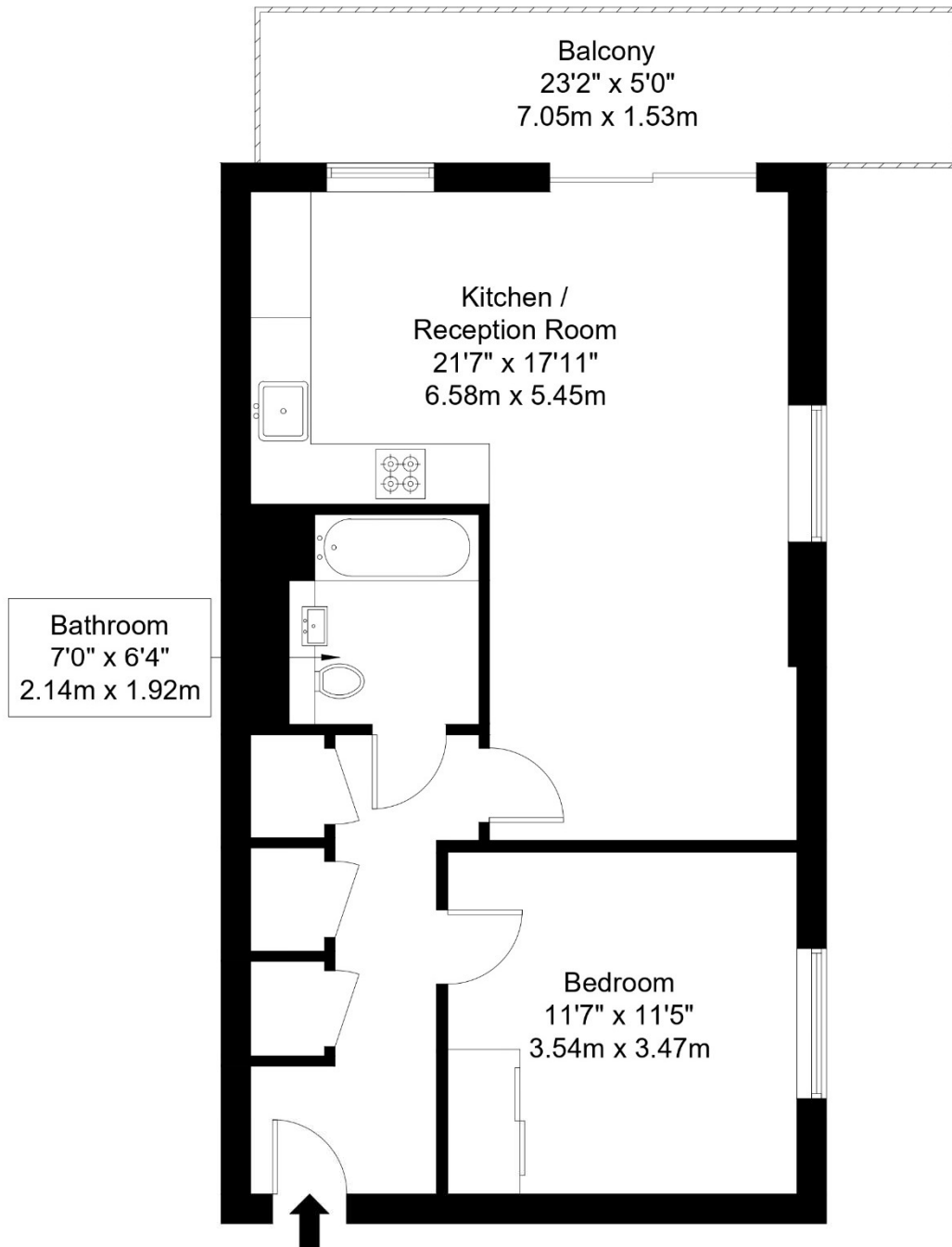
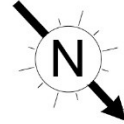
Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Ada Lewis House, N7 0LD

Approx Gross Internal Area = 55.9 sq m / 602 sq ft

Balcony = 10.8 sq m / 116 sq ft

Total = 66.7 sq m / 718 sq ft



Fourth 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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