

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

**A spacious two bedroom chain-free split level flat, arranged over the first, second and attic floors of a period building, with direct access to a private flat roof.**







Bardolph Road is within a cluster of roads located off Carleton Road, its nearest tube stations being Holloway Road (Piccadilly line), Tufnell Park (Northern Line) and Caledonian Road (Piccadilly line) and close to local bus services, shops, cafes, pubs, Tufnell Park Tavern & Tufnell Park playing Fields with tennis courts. 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 property, which has its entrance on the ground floor off the communal hallway, comprises a reception room with access through to a kitchen/breakfast room, with double doors to a private flat roof all on the first floor. Stairs then lead up to the second floor where there are two bedrooms and windowed bathroom. Stairs then lead up to an attic on the level above.

**TENURE:** 999 Years Lease from and including 22<sup>nd</sup> January 1980

**SHARE OF FREEHOLD:**

**SERVICE CHARGE:** We have been advised by the owner they pay 50 % of any communal repair  
- Unverified

**Parking:** We have been advised by the owner - on street with a permit

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

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

**Construction Type:** We have been advised by the owner - brick with tiled roof.

**Heating:** Gas

**Notable Lease Covenants & Restrictions:** Not to use the Flat for any purpose whatsoever other than as a private residential flat. No bird, dog or other animal shall be kept in the maisonette without the previous consent in writing of the Freeholder.

Council Tax: London Borough of Islington - Council Tax Band: E (£2,458.89 for 2025/26).













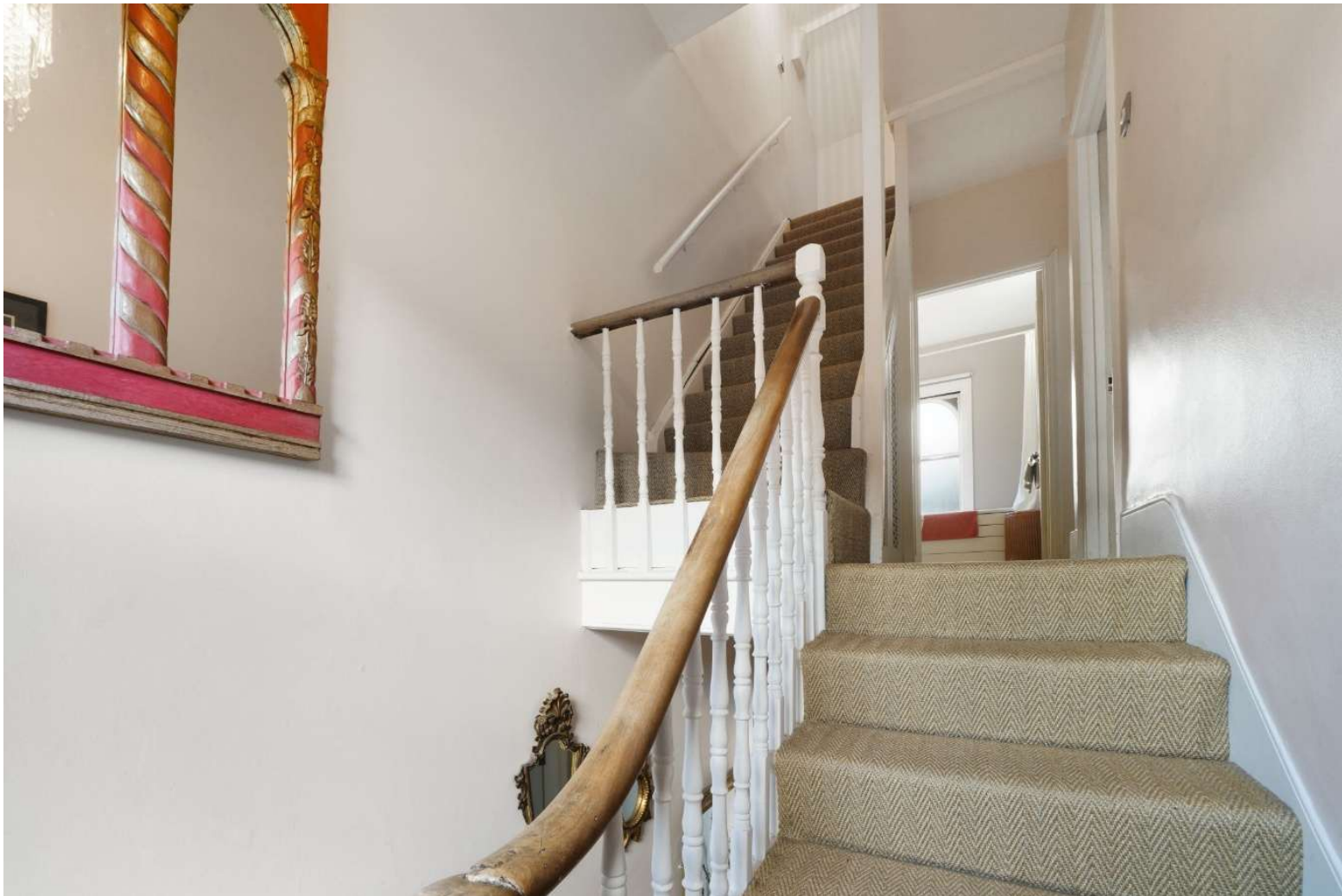
A view to the rear













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.

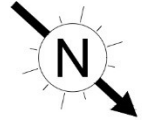
The agent has not tested any apparatus, equipment, fixtures & fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. These details may depict items that are not for sale or included in 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             |         | 76 C      |
| 55-68 | D             | 58 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



# Bardolph Road, N7 0NJ

Approx Gross Internal Area = 105 sq m / 1130 sq ft  
 Restricted head height / Eaves Storage = 21.4 sq m / 230 sq ft  
 Flat Roof = 13.7 sq m / 147 sq ft  
 Total = 140.1 sq m / 1507 sq ft



 = Reduced headroom below 1.5m / 5'0



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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