

**MORIATRY CLOSE, N7
£250,000 SHARE OF FREEHOLD**

A third (top) floor chain-free studio flat set in a purpose built building, with a parking space, set in a gated development off Parkhurst Road.





Parkhurst Road is set between Holloway Road and Camden Road, nearest tube stations being Caledonian Road & Holloway Road (both Piccadilly Line), and close to local bus services, shops and restaurants. The Camden Town area is served by bus services from Camden Road for its amenities including Camden Market alongside the Regents Canal. The Kings Cross area is one stop along the Piccadilly line from Caledonian Road tube station, for its amenities including Kings Cross rail stations, St Pancras Eurostar services, the Regents canal, Granary Square & the shops and restaurants of Coal Drops Yard.

The flat, which is chain-free and set on the top floor comprises of a studio room with access to a kitchen, a windowed shower room and a parking space.

TENURE: 999 Years Lease from 1st January 1991

SHARE OF FREEHOLD:

SERVICE CHARGE: The owner was charged 1st January 2025 - £1283.73 - for service charge and reserve fund in advance

Parking: Allocated parking space

Utilities: To be confirmed

Broadband and Data Coverage. Superfast Broadband services are available via Openreach, with a good level of mobile phone coverage.

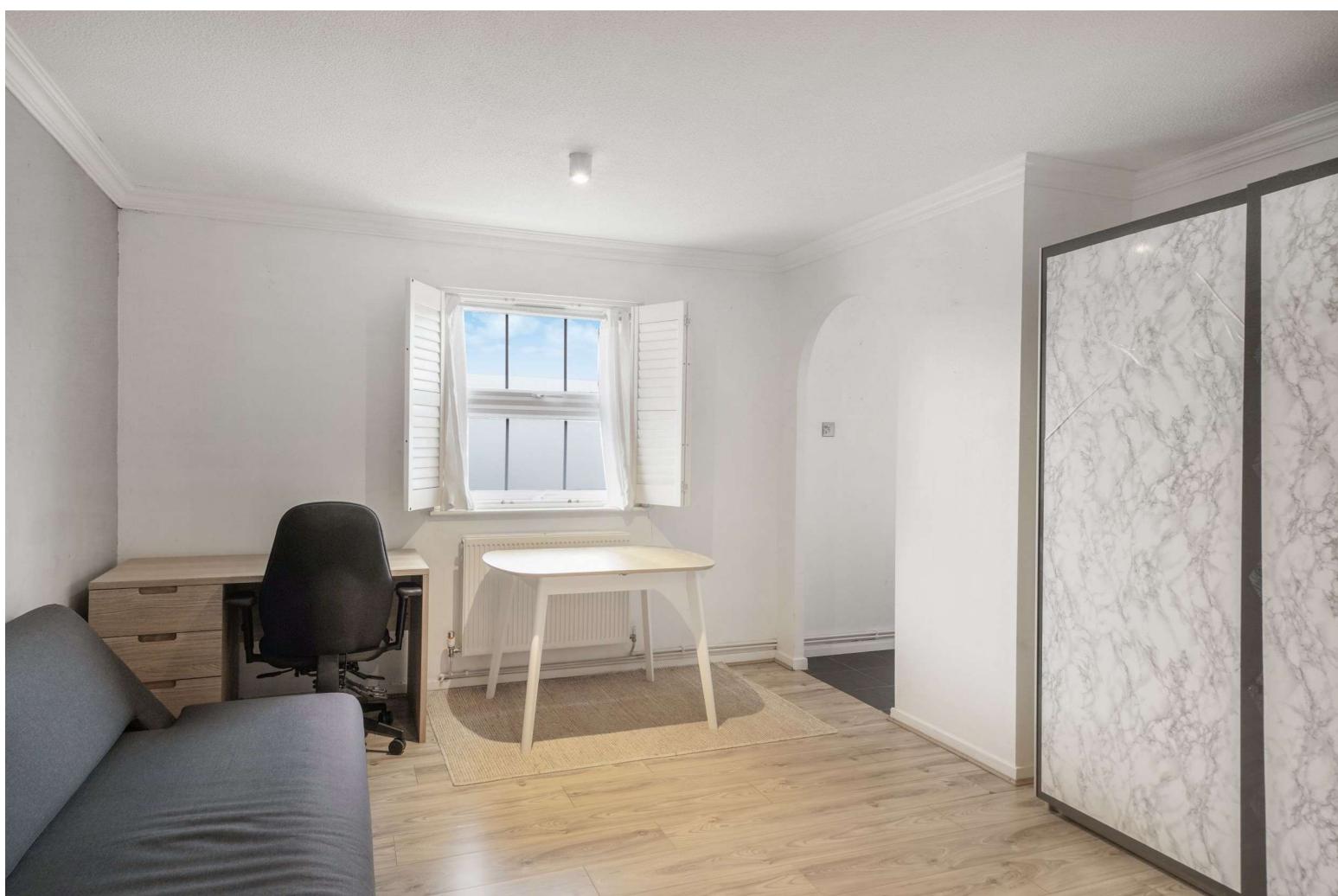
Construction Type: To be confirmed

Heating: To be confirmed

Notable Lease Covenants & Restrictions: None of any note.

Council Tax: London Borough of Islington - Council Tax Band: C (£1,788.28 for 2025/26).











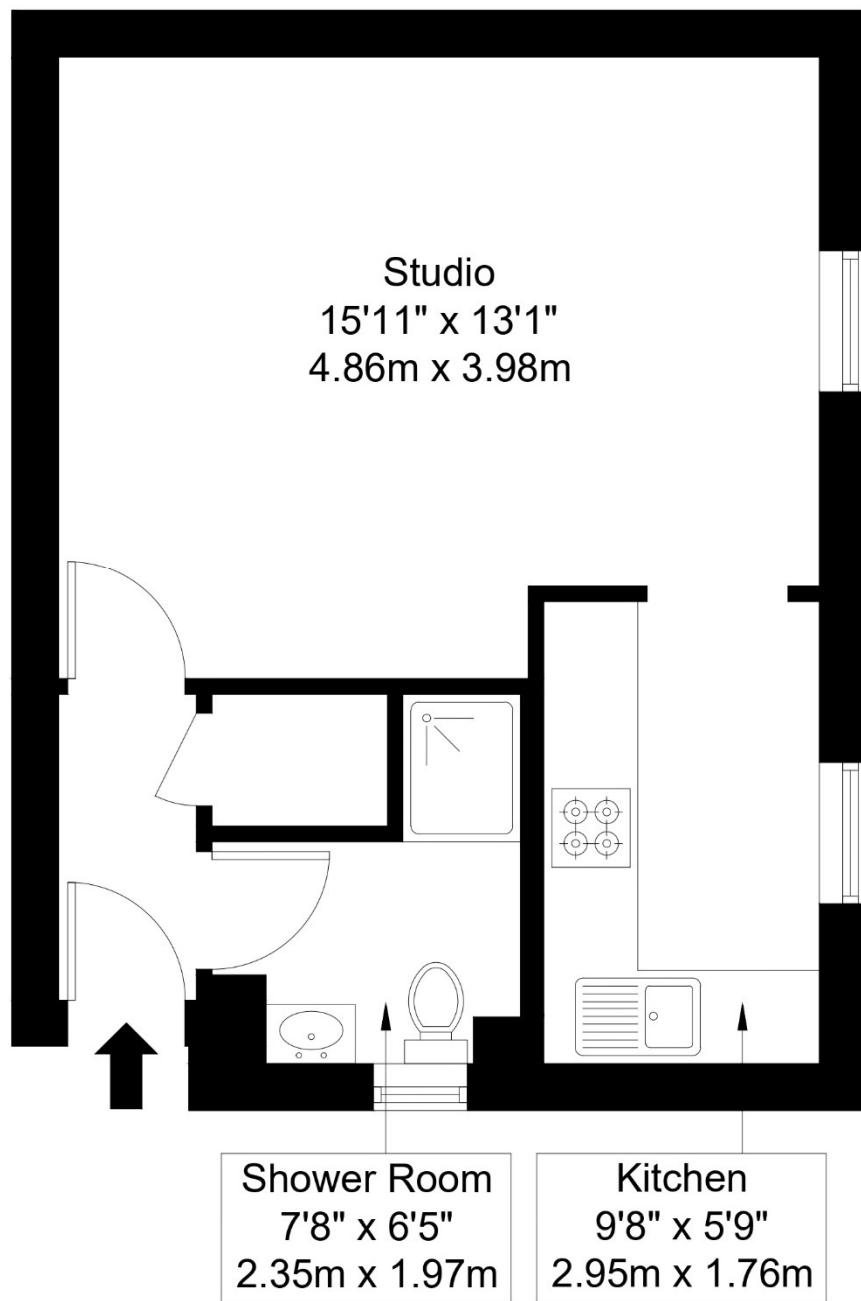
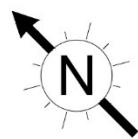
Whilst every attempt has been made in good faith to ensure the accuracy of these details, all data shown including the floorplan, are an interpretation for illustrative purposes only and should be used as a general outline for guidance only and is/are not to scale. Any areas, measurements or distances 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	75 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Moriarty Close, N7 0EF

Approx Gross Internal Area = 30.9 sq m / 333 sq ft



Third 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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