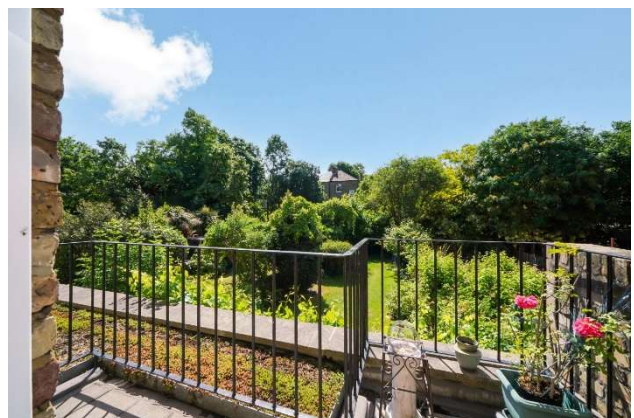


**TUFNELL PARK ROAD N7
OFFERS IN EXCESS OF
£425,000 LEASEHOLD**

A one bedroom flat in need of updating, set on the raised ground floor of a substantial period building, with direct access to two southerly-facing private rear roof terraces.





The property is set along Tufnell Park Road, its nearest tube station being Tufnell Park (Northern line) and close to local bus services, shops, cafes, Tufnell Park Tavern and Tufnell Park playing fields including tennis courts. Islington Upper Street & Highbury Corner are served by bus services from Holloway Road in one direction and Highgate in the other.

The flat, which requires updating comprises a reception room with a bay and with a built-in storage cupboard with a pull down bed, a separate kitchen with access to a roof terrace, a bathroom and a bedroom with double doors to a further roof terrace.

TENURE:	150 Years Lease from 25th March 1973
GROUND RENT:	£150p.a and increasing throughout the term of the lease.
SERVICE CHARGE:	£1747.50 - Estimated for period 01.01.2025 to 31.12.2025 - for buildings insurance, management fees and other communal charges.
Parking:	To be confirmed
Utilities:	The property is serviced by mains water, electricity and gas
Broadband and Data Coverage.	Ultrafast Broadband services are available via Openreach, Virgin Media, G Network.
Construction Type:	To be confirmed
Heating:	Gas
Notable Lease Covenants & Restrictions:	Not to use the Flat for any purpose whatsoever other than as a private residential flat. No dog or other animal shall be kept in the Flat without the written consent of the Freeholder.

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

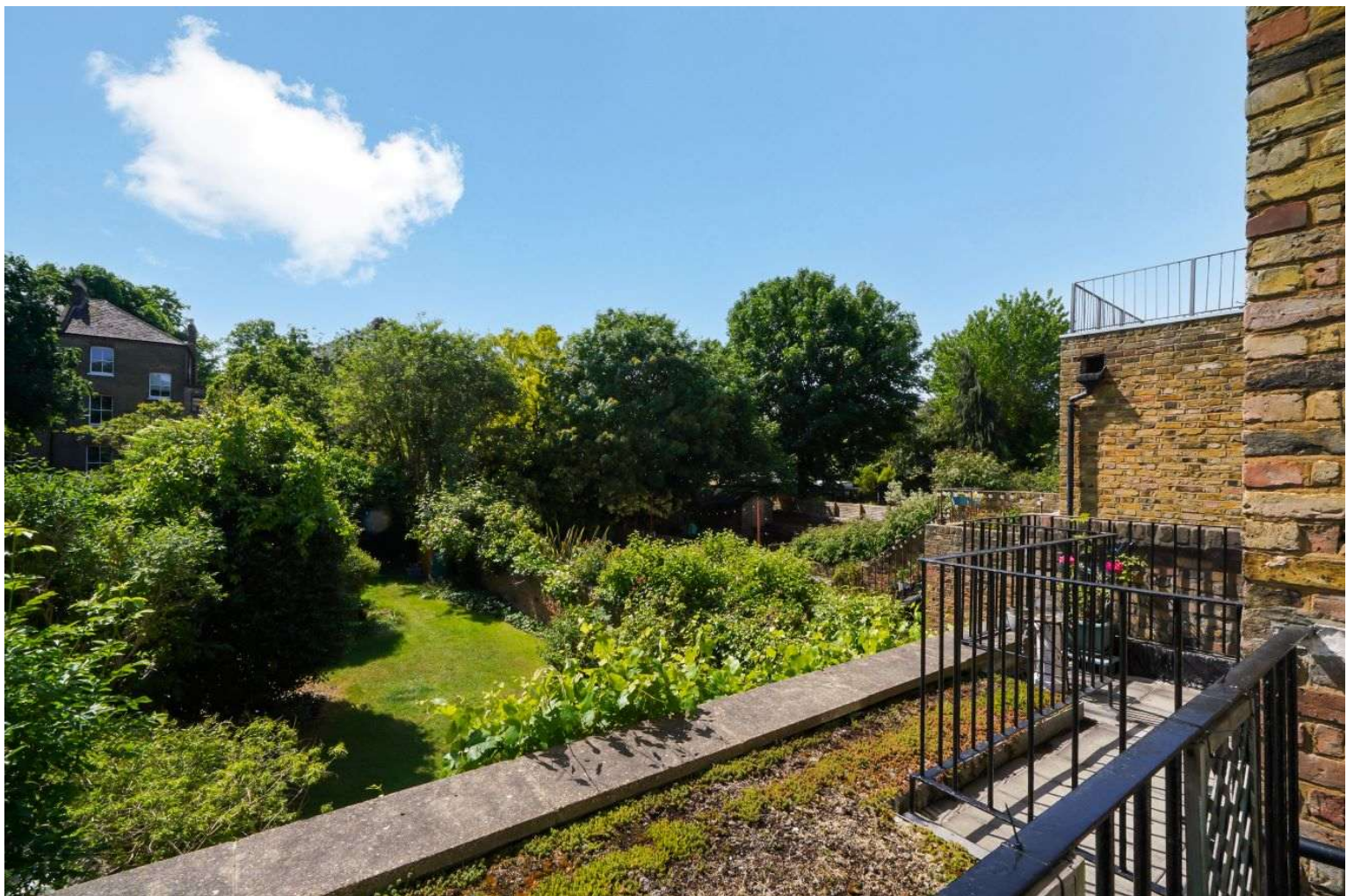


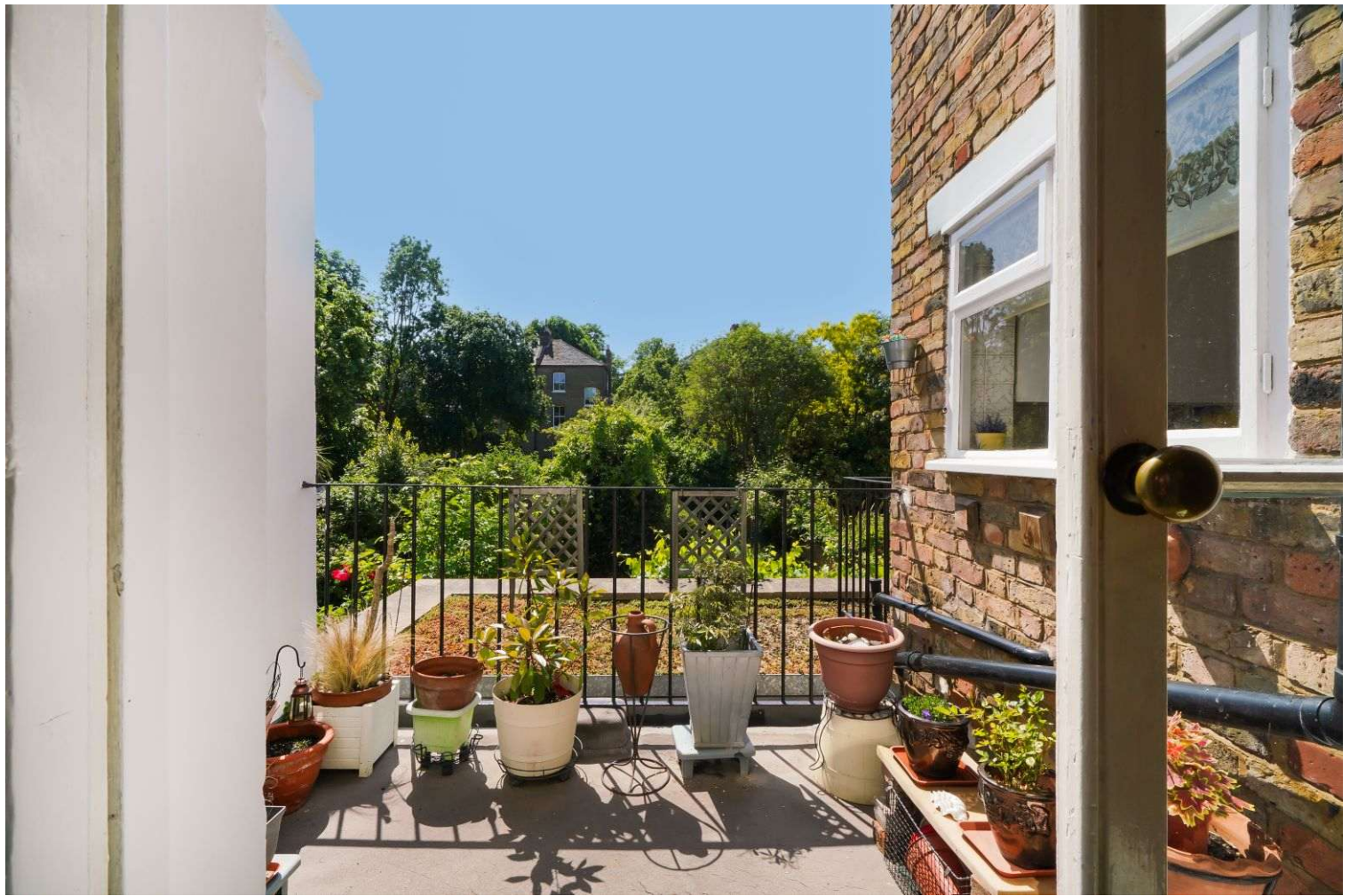






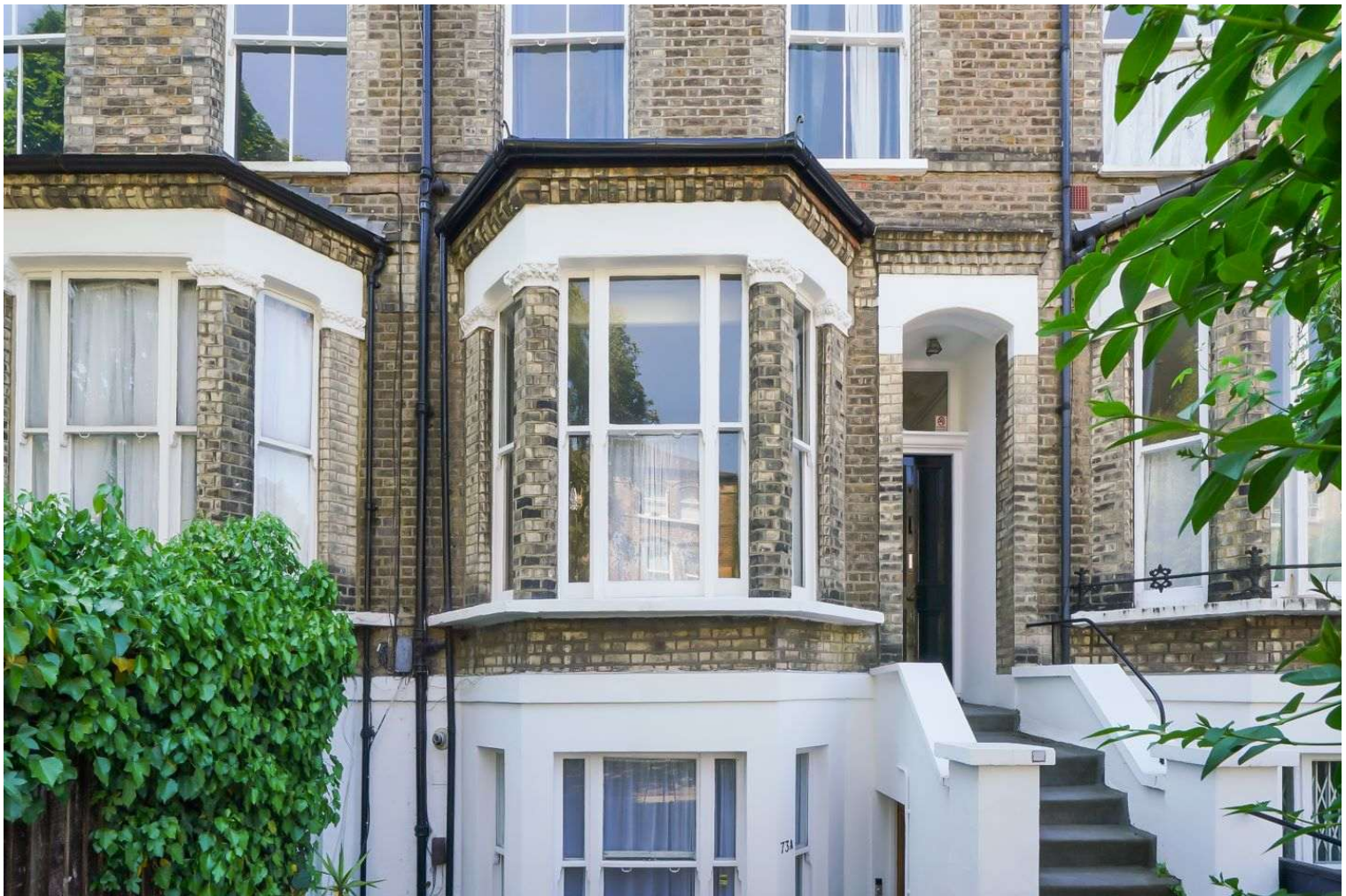
A view from terrace





A view from terrace





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		79 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

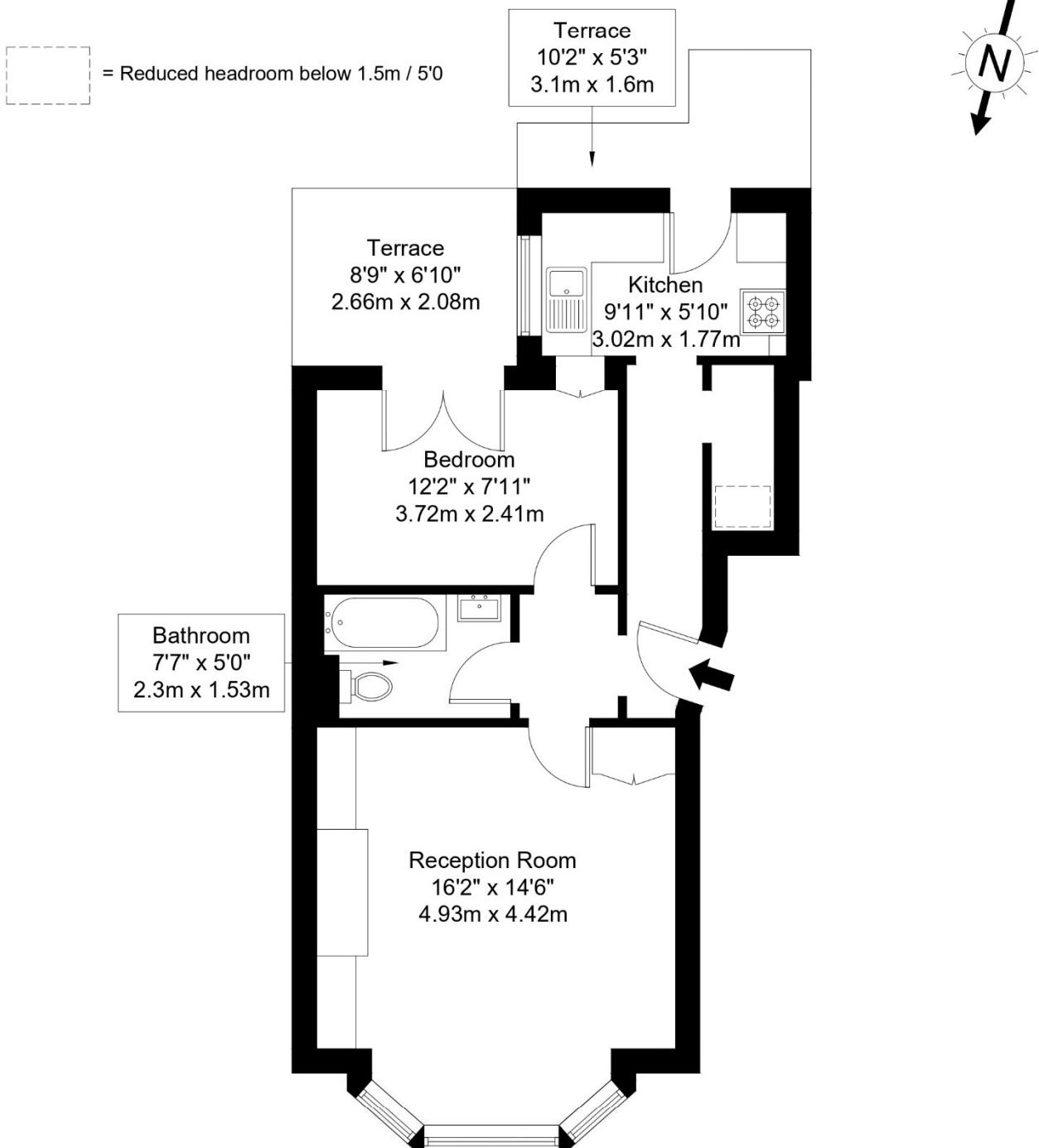
Tufnell Park Road, N7 0PS

Approx Gross Internal Area = 45.7 sq m / 492 sq ft

Restricted head height = 0.5 sq m / 5 sq ft

Terraces = 8.8 sq m / 95 sq ft

Total = 55 sq m / 592 sq ft



Raised Ground Floor

Ref :

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P L A N

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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