

**BUCKHURST HOUSE, DALMENY AVE, N7
OFFERS IN EXCESS OF
£450,000 LEASEHOLD**

A super two bedroom flat set on the fourth (top) floor of a purpose built building with a lift, in N7.





The building, which has a lift within, is set in Dalmeny Ave which is located off Camden Road, nearest tube stations being Caledonian Road (Piccadilly line) and Tufnell Park & Kentish Town (both Northern line) and close to local bus services, shops, cafes & restaurants. The Kings Cross area is one stop along the Piccadilly line from Caledonian Road tube station, for Kings Cross underground/overground stations & St. Pancras International/ Eurostar services, Regents canal, Granary Square, Coal Drops Yard and all that the Kings Cross area encompasses.

The flat offers well proportioned living accommodation and comprises a reception room, a separate kitchen/breakfast, storage cupboard with a window, two bedrooms and a windowed bathroom.

****Please note all the photos were taken June 2022****

TENURE: 125 Years Lease from 25th March 1989

GROUND RENT: £10 p.a

SERVICE CHARGE: £1898.39 pa (estimated) – Period 2021/2022
– includes buildings insurance, block maintenance/repairs, caretaking, management etc

Council Tax: London Borough of Islington - Council Tax Band: C (£1,612.79 for 2023/24).











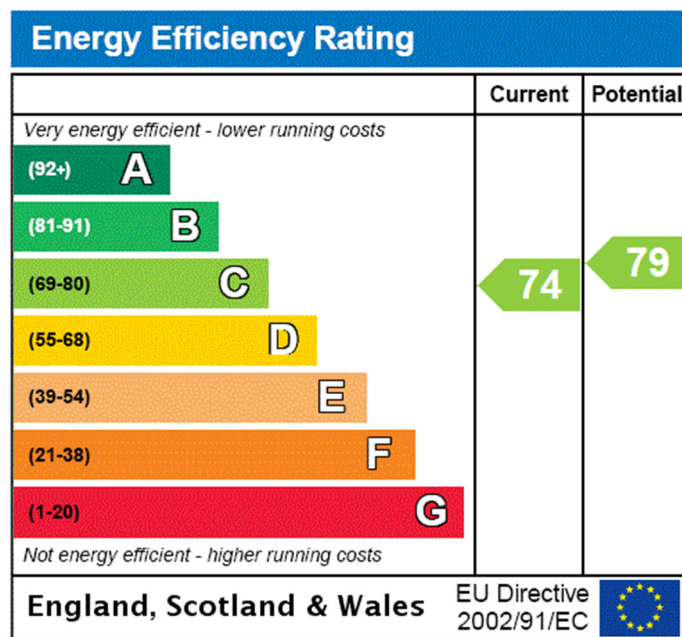


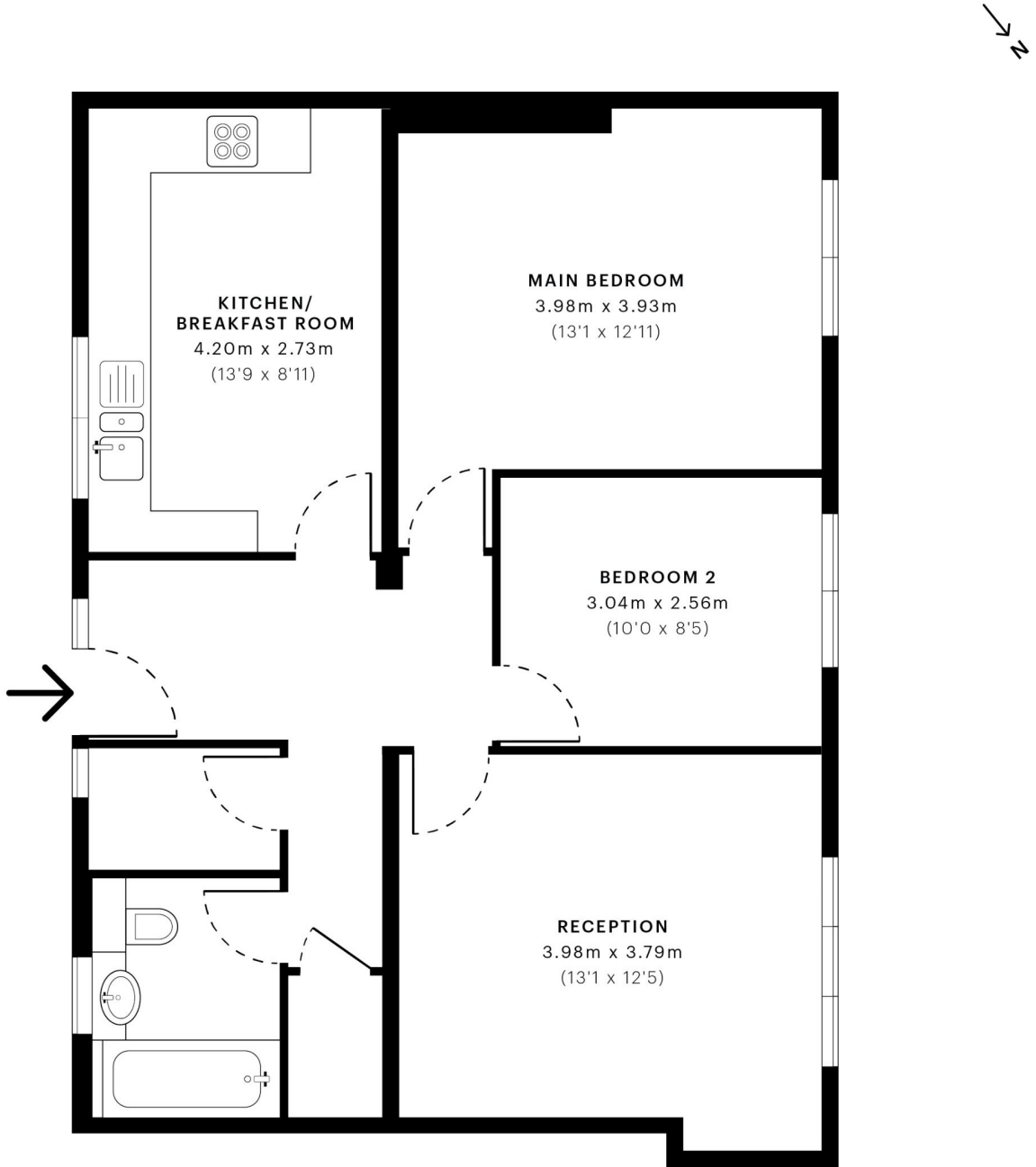


Whilst

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.






— Fourth Floor

 **GROSS INTERNAL AREA (GIA)**
The footprint of the property
67.24 sqm / 723.77 sqft

 **NET INTERNAL AREA (NIA)**
Excludes walls and external features
Includes washrooms, restricted head height
62.96 sqm / 677.70 sqft

 **EXTERNAL STRUCTURAL FEATURES**
Balconies, terraces, verandas etc.
0.00 sqm / 0.00 sqft

 **RESTRICTED HEAD HEIGHT**
Limited use area under 1.5 m
0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 67.72 sqm / 728.93 sqft
IPMS 3C RESIDENTIAL 63.89 sqm / 687.71 sqft

SPEC ID 62ac969ff70cea0e36fe90a8