

**HUNGERFORD ROAD N7
OFFERS IN EXCESS OF
£450,000 LEASEHOLD**

A spacious three bedroom chain free flat in need of updating, situated in a residential tree lined road, set on the second & third (top) floors of a purpose built building in N7.





Hungerford Road is located between York Way and Hillmarton Road, nearest tube station being Caledonian Road (Piccadilly line) and close to local bus services and shops. The Kings Cross area is a bus ride away from York Way, for its amenities including Kings Cross Underground/overground stations, Regents canal, Granary Square and all that the Kings Cross area encompasses

The flat offers well proportioned living accommodation and comprises a reception room, a separate kitchen/dining room and a separate w.c on the lower floor, with three bedrooms and a windowed bathroom on the top floor above.

Intenal viewing is recommended.

TENURE: **125 Years Lease from 25th December 1982**

GROUND RENT: **£10p.a**





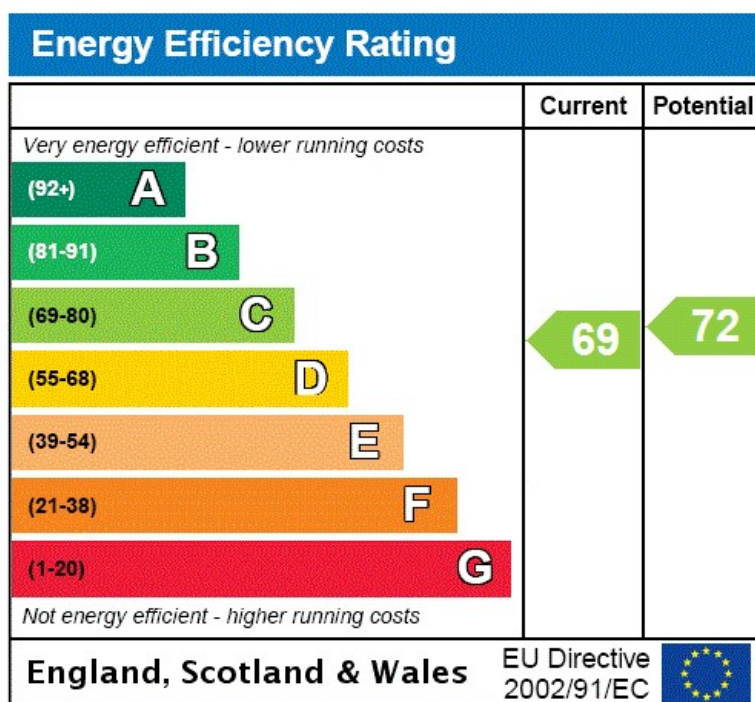


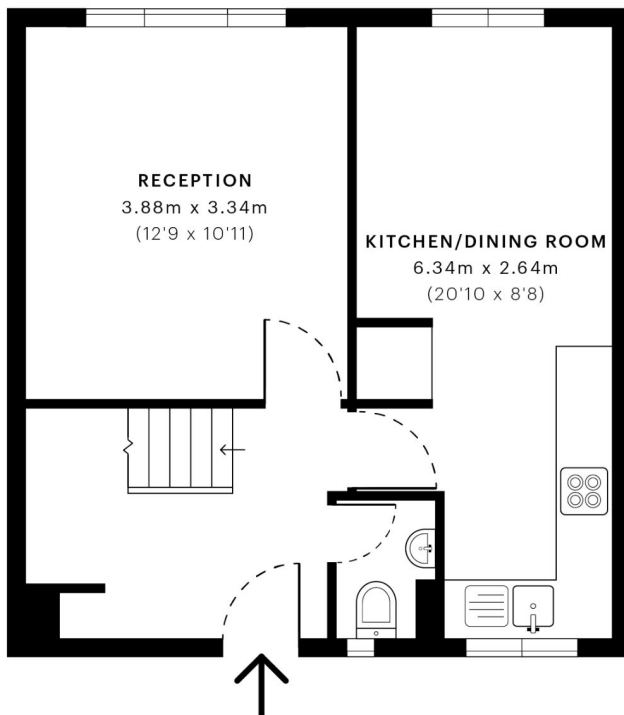




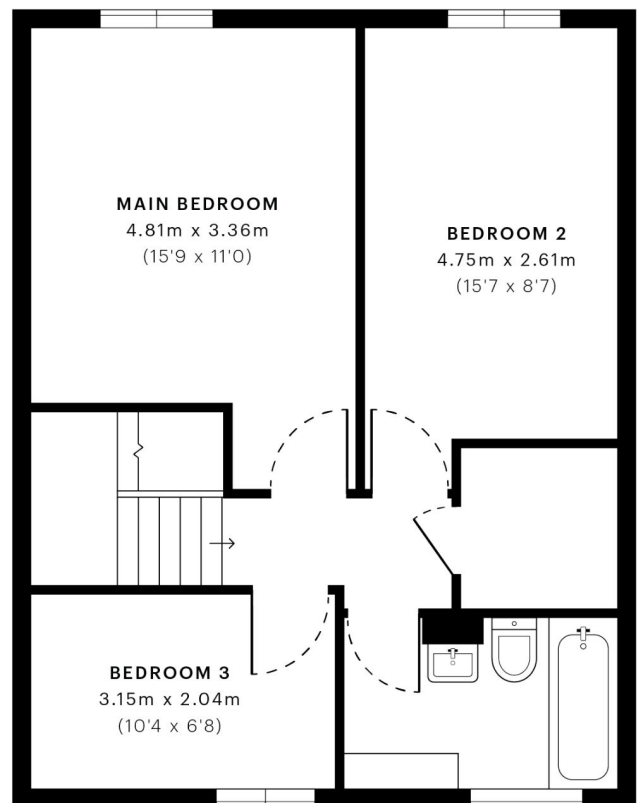
Whilst every attempt has been made in good faith to ensure the accuracy of these details, all data shown including the floorplan, are an interpretation for illustrative purposes only and should be used as a general outline for guidance only and is/are not to scale. Any areas, measurements or distances 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.





— Second Floor



— Third Floor



GROSS INTERNAL AREA (GIA)
The footprint of the property

86.46 sqm / 930.65 sqft



NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes washrooms, restricted head height

79.07 sqm / 851.10 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 83.29 sqm / 896.53 sqft
IPMS 3C RESIDENTIAL 79.81 sqm / 859.07 sqft

SPEC ID 615c1ed564c58e0ddd1dda09