

**SUSSEX WAY, N19
OFFERS IN EXCESS OF
£500,000 SHARE OF FREEHOLD**

A super two bedroom split-level flat, arranged over the second and third (top) floors of an end-of-terrace building.





The property is located on the corner of Sussex Way with Hatchard Road, nearest tube station being Archway (Northern line) and close to Upper Holloway overground station, local bus services, shops, & Whittington Park. Islington Upper Street & Highbury Corner are served by bus services from Holloway Road in one direction and Highgate in the other.

The flat, which has its entrance on the first floor off the communal hallway, comprises a reception room, a separate kitchen and a shower room all on the second floor, with stairs up to two bedrooms and a windowed separate w.c on the top floor above.

TENURE: 999 Years Lease from 29th September 2003

SHARE OF FREEHOLD:

SERVICE CHARGE: We have been advised by the owner they pay 38 % of communal shared costs – Buildings insurance for the flat (06.24 to 06.25) - £890.59
– Unverified

Parking: We have been advised by the owner parking permit arranged from Islington council

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

Broadband and Data Coverage. Ultrafast Broadband services are available via Openreach, Hyperoptic, Virgin Media.

Construction Type: We have been advised by the owner brick walled 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. To keep the floors covered with carpet and an underlay except the kitchen and bathroom which should be properly and suitable covered.

Council Tax: London Borough of Islington - Council Tax Band: C (£1,707.13 for 2024/25).

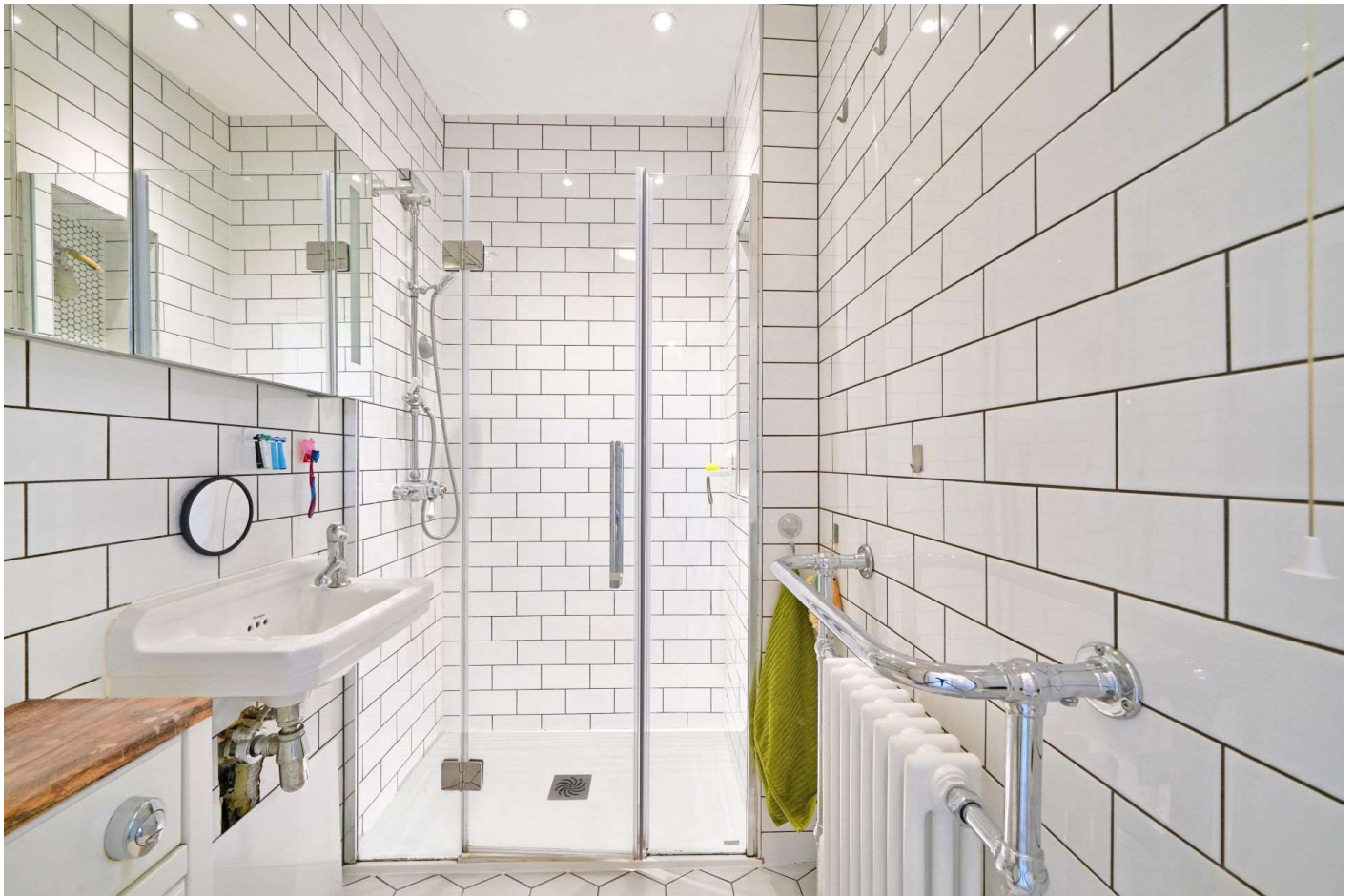






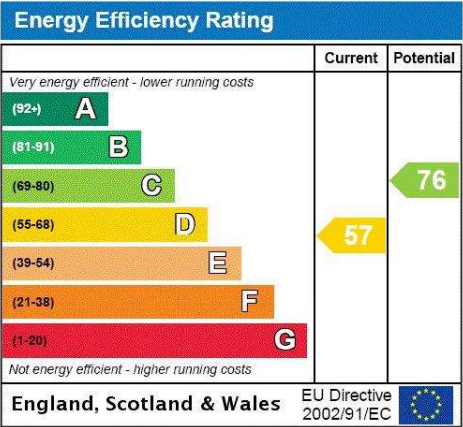






Whilst every attempt has been made in good faith to ensure the accuracy of these details, all data shown including the floorplan, are an interpretation for illustrative purposes only and should be used as a general outline for guidance only and is/are not to scale. Any areas, measurements or distances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



Sussex Way, N19 4HY

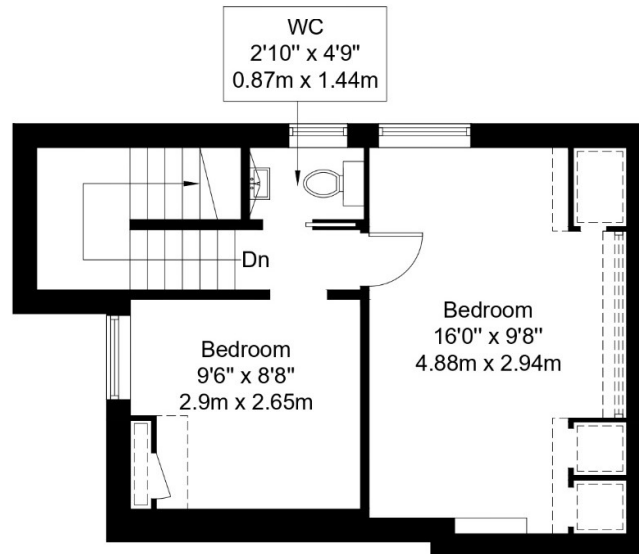
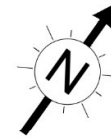
Approx Gross Internal Area = 70.4 sq m / 758 sq ft

Restricted head height = 4.1 sq m / 44 sq ft

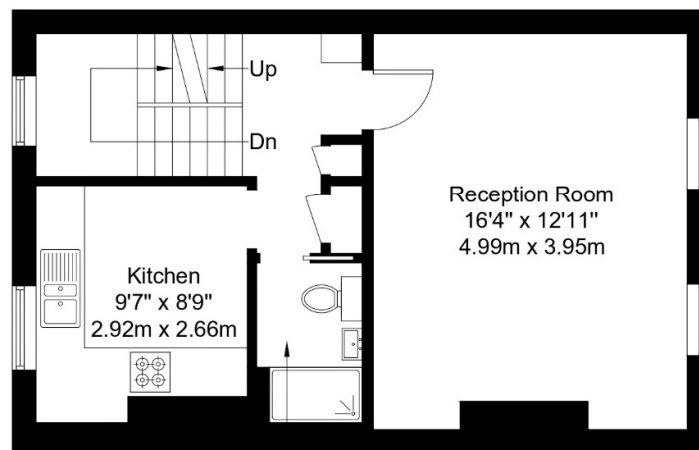
Total = 74.5 sq m / 802 sq ft



= Reduced headroom below 1.5m / 5'0"

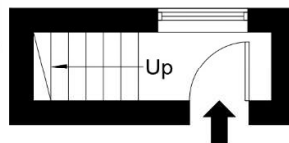


Third Floor



Second Floor

Shower Room
6'7" x 4'4"
2.01m x 1.33m



First Floor

Ref :

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**B L E U
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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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