

**HUNGERFORD ROAD N7
OFFERS IN EXCESS OF
£375,000 LEASEHOLD**

A well-proportioned one bedroom flat with a balcony, set on the fourth floor of a purpose built building with a lift, located on the corner with York Way in N7.





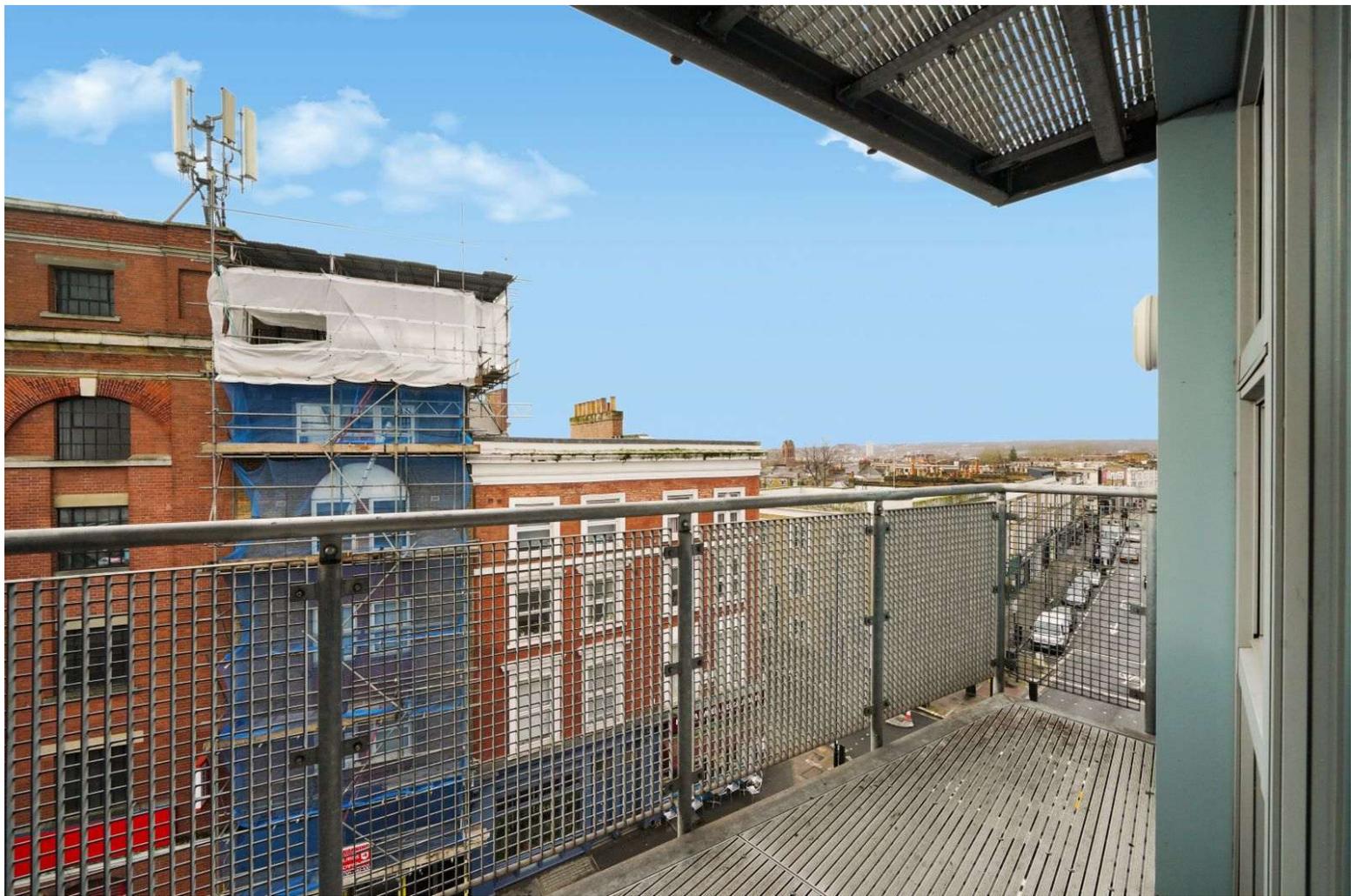
Hungerford Road is located between York Way and Hillmarton Road, nearest tube station being Caledonian Road (Piccadilly line) and close to local bus services and shops. The Kings Cross area is a bus ride away from York Way, for its amenities including Kings Cross rail stations, St Pancras Eurostar services, the Regents canal, Granary Square & the shops and restaurants of Coal Drops Yard. The Camden Town area is a bus ride from Camden Road for its attractions including Camden Market alongside the Regents Canal

The flat offers well proportioned living accommodation and comprises a reception room (with access to a balcony) with an open plan kitchen, a bathroom, a deep storage cupboard in the flats hallway & a bedroom.

- TENURE:** 250 Years Lease from 1st January 2006
- GROUND RENT:** a peppercorn
- SERVICE CHARGE:** £1265.08 Estimated cost for period 01.04.25 to 31.03.26 – For buildings insurance, and other communal charges
- Parking:** We have been advised by the owner a residents parking permit could possibly be acquired from the council. Please make your own enquiries.
- Utilities:** The property is serviced by mains water, electricity and sewage
- Broadband and Data Coverage.** Ultrafast Broadband services are available via Openreach, G Network, with a good level of mobile phone coverage.
- Construction Type:** To be confirmed
- Heating:** Electric
- Notable Lease Covenants & Restrictions:** Not to use the Flat for any purpose whatsoever other than as a private residential flat. Not to keep any animal (other than usual domestic pets and guide animals) on the Property without the prior written consent of the Freeholder.

Council Tax: London Borough of Islington - Council Tax Band: D (£2,011.82 for 2025/26).





Views from balcony











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.

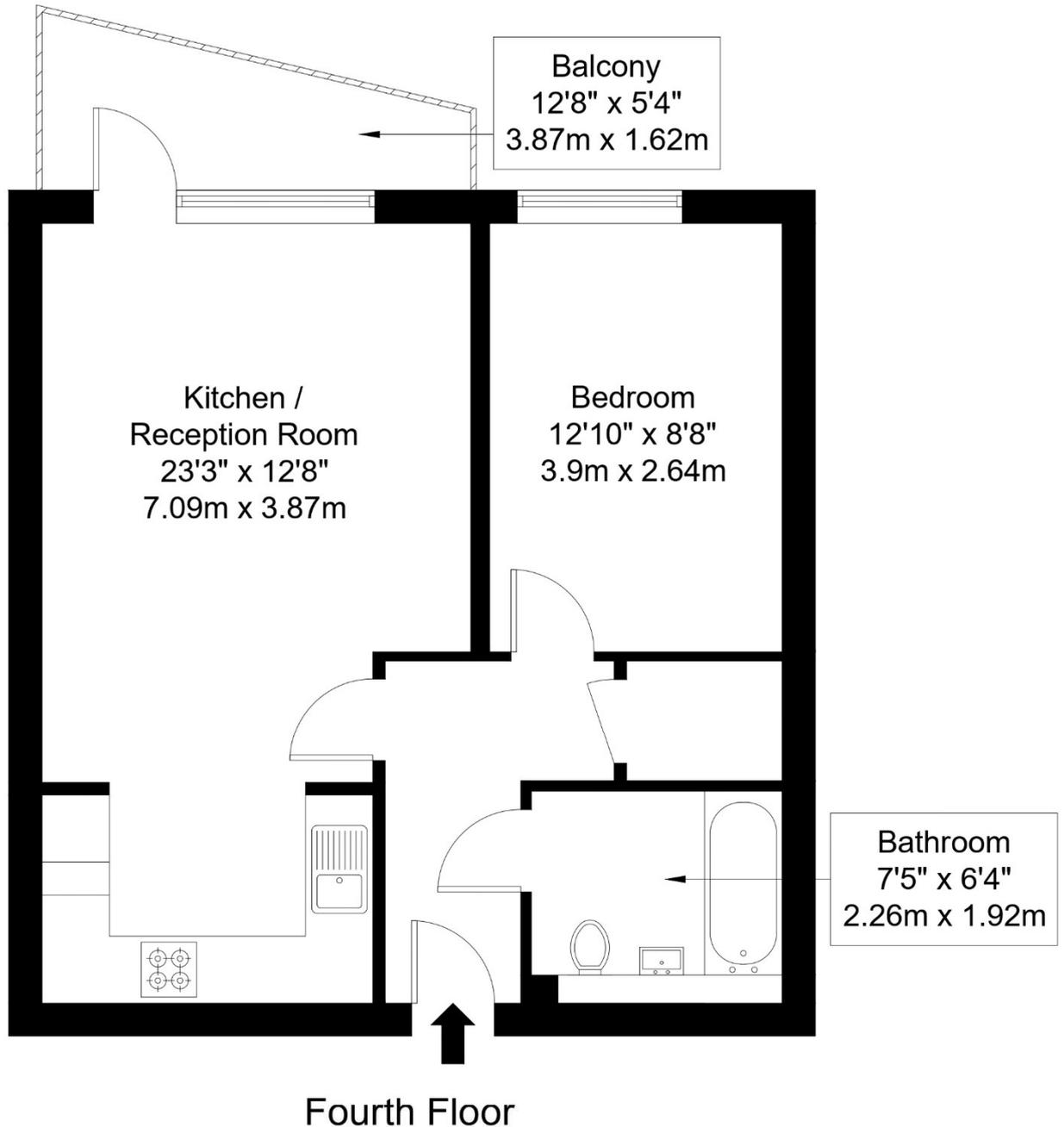
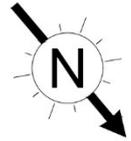
Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Hungerford Road, N7 9LL

Approx Gross Internal Area = 47.4 sq m / 510 sq ft

Balcony = 4.5 sq m / 48 sq ft

Total = 51.9 sq m / 559 sq ft



Ref :

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PLAN**

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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