

**PLESHEY ROAD, N7
OFFERS IN EXCESS OF
£500,000 SHARE OF FREEHOLD**

We are delighted to offer for sale a super two bedroom chain-free flat, set on the first floor of a period building in Tufnell Park, N7.





The property is set along Pleshey Road, which is located between Anson Road & Carleton Road, nearest tube stations being Tufnell Park & Kentish Town (both Northern line) and close to Kentish Town Thameslink, local bus services & shops. The Kings Cross area is served by bus services from Brecknock Road, 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 flat comprises a reception room with an open plan kitchen both to the rear of the flat, two bedrooms both with built in storage cupboards and a bathroom.

A word from the owner....." What I love about the flat is how light it is with the large sash windows. Being on the first floor the vantage from the back overlooks a large expanse of residential gardens which is relaxing, allowing you to feel more immersed in nature despite the urban setting. The location is in a quiet road and yet is within '10 minutes' walk of Tufnell Park and Kentish Town amenities, and 20 minutes' walk to Hampstead Heath (Parliament Hill)."

TENURE: 999 Years Lease on and including from 28th March 2011

SHARE OF FREEHOLD:

SERVICE CHARGE: We have been advised by the owners they pay 21.5 % of all communal works, though if the works are for the internal communal areas (i.e excluding basement flat) then its one third - Unverified

Parking: We have been advised by the owners that there is street parking with permits obtainable from the council

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

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

Construction Type: We have been advised by the owners brick with tiled roof

Heating: Gas central heating

Notable Lease Covenants & Restrictions: Not to use the Flat for any purpose whatsoever other than as a private residential flat. Not to keep or permit to be kept any bird, dog or other animal; in or upon the said Flat which may cause damage, nuisance or annoyance to the lessees or occupiers of any other flats in the Building. To keep all floors in the Flat (other than in the kitchen and bathroom) close-covered with carpet felt or suitable sound-deadening material.

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













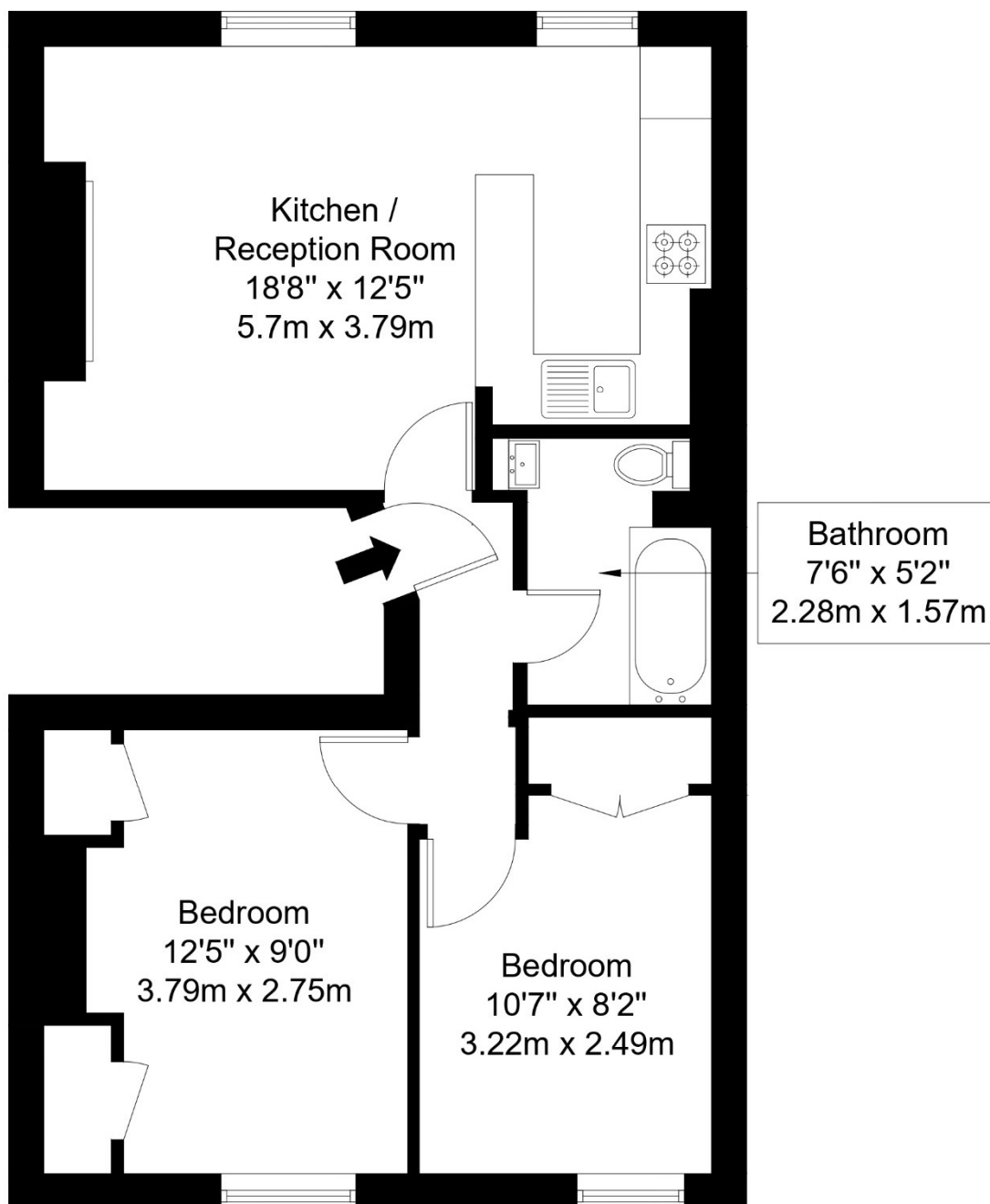
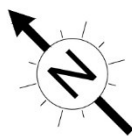
Whilst every attempt has been made in good faith to ensure the accuracy of these details, all data shown including the floorplan, are an interpretation for illustrative purposes only and should be used as a general outline for guidance only and is/are not to scale. Any areas, measurements or distances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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	71	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Pleshey Road, N7 0RA

Approx Gross Internal Area = 48.5 sq m / 522 sq ft



First Floor

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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