

**PEMBERTON GARDENS N19
OFFERS IN EXCESS OF
£475,000 SHARE OF FREEHOLD**

A delightful one bedroom flat set on the raised ground floor of an attractive semi-detached period building, together with a shared rear garden.





Pemberton Gardens is located off Junction Road, nearest tube station being Archway (Northern line) and close to Upper Holloway overground station, local bus services, shops, cafes, restaurants, pubs, Dartmouth Park and Whittington Park. Parliament Hill Fields is also not too far away with Hampstead Heath beyond. The Kings Cross area is a bus ride away from Junction 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 offers well-proportioned living accommodation and comprises a reception room with a bay, a separate kitchen, a bathroom and a bedroom with a bay. The flat also has a shared rear garden.

TENURE: 999 Years Lease from 29th September 1983

SHARE OF FREEHOLD

SERVICE CHARGE: We have been advised by the owner £2004.00 inc. external redecoration for 2024/2025 - Unverified

Parking: We have been advised by the owner - un allocated on the street. Islington parking permit required

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

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

Construction Type: We have been advised by the owner brick with slate 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 sub-let the flat in a manner that give a Tenant security of tenure under the Rent Act 1977 or Housing Act 1980. Not to keep any bird, cat, dog or other animal in the Flat without the written permission of the Freeholder. To keep the floors covered with carpet and an underlay except the kitchen and bathroom which should be properly and suitably covered.

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











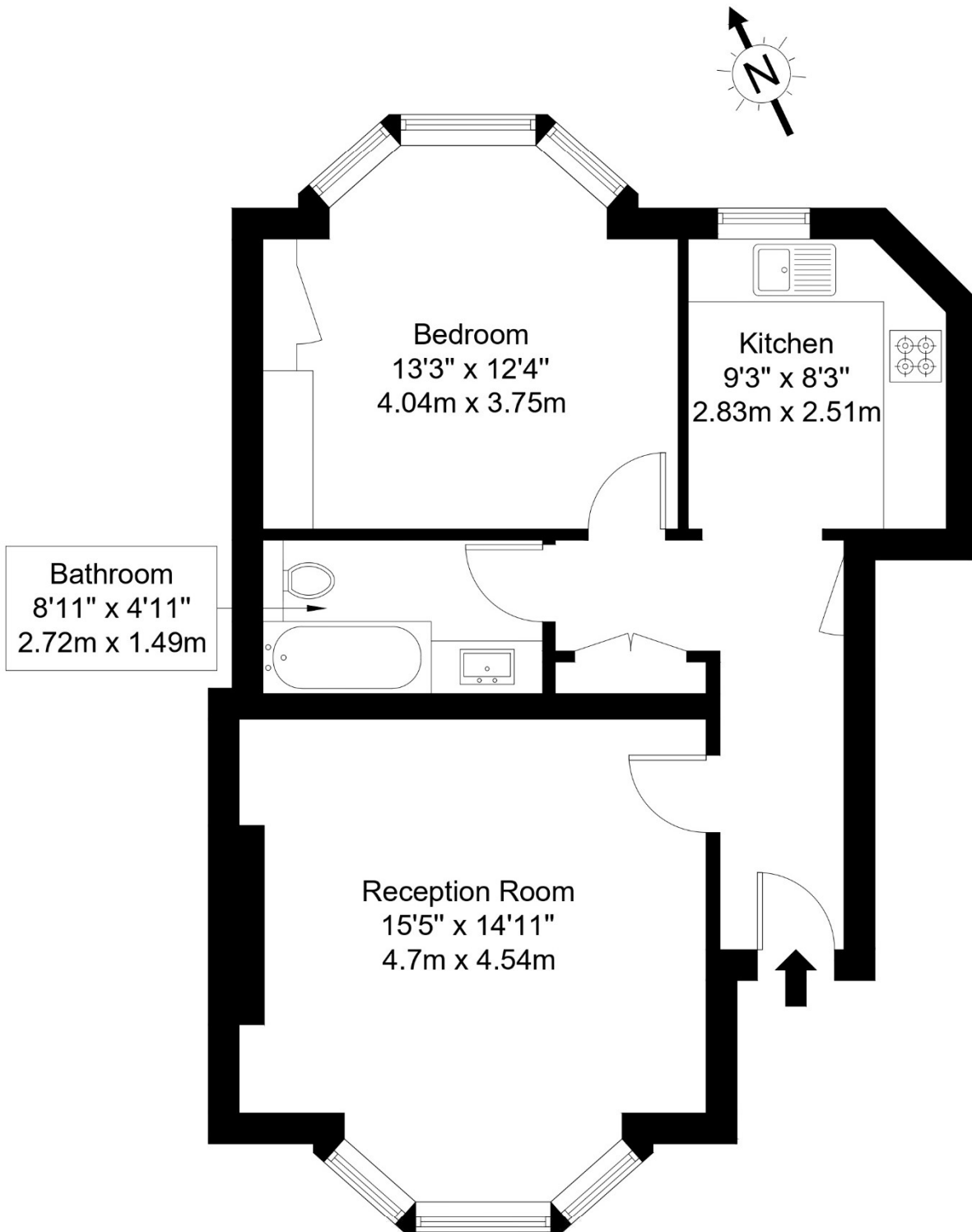
Whilst every attempt has been made in good faith to ensure the accuracy of these details, all data shown including the floorplan, are an interpretation for illustrative purposes only and should be used as a general outline for guidance only and is/are not to scale. Any areas, measurements or distances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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

Pemberton Gardens, N19 5RU

Approx Gross Internal Area = 53.3 sq m / 574 sq ft



Raised Ground 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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