

**KINGSDOWN ROAD, N19  
OFFERS IN EXCESS OF  
£650,000 LEASEHOLD**

**A spacious two bedroom flat, set on the raised & lower ground floors of an attractive period building with its own entrance, and direct access to its own section of rear garden, currently arranged as a shared garden.**







Kingsdown Road is located off Holloway Road, nearest tube station being Archway (Northern line) and close to Upper Holloway overground station, local bus services, shops, and 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 offers well-proportioned living accommodation, is arranged over the two lower floors and has direct access to a private rear garden, currently arranged as a shared garden. The property comprises a reception room with a bay and a separate kitchen/breakfast room both on the raised ground floors, with stairs down to 2 bedrooms, a windowed separate w.c, a windowed bathroom and the properties own entrance.

<b>TENURE:</b>	<b>215 Year Lease on and including 25<sup>th</sup> March 1988</b>
<b>GROUND RENT:</b>	a peppercorn
<b>SERVICE CHARGE:</b>	£1129.08 - Estimated for period 01.04.24 to 31.03.2025 – Buildings insurance and management
<b>Parking:</b>	We have been advised by the owner - on the road
<b>Utilities:</b>	The property is serviced by mains water, electricity, gas and sewage
<b>Broadband and Data Coverage.</b>	Ultrafast Broadband services are available via Openreach, Virgin Media.
<b>Construction Type:</b>	We have been advised by the owner brick with slate tiles
<b>Heating:</b>	Gas central heating

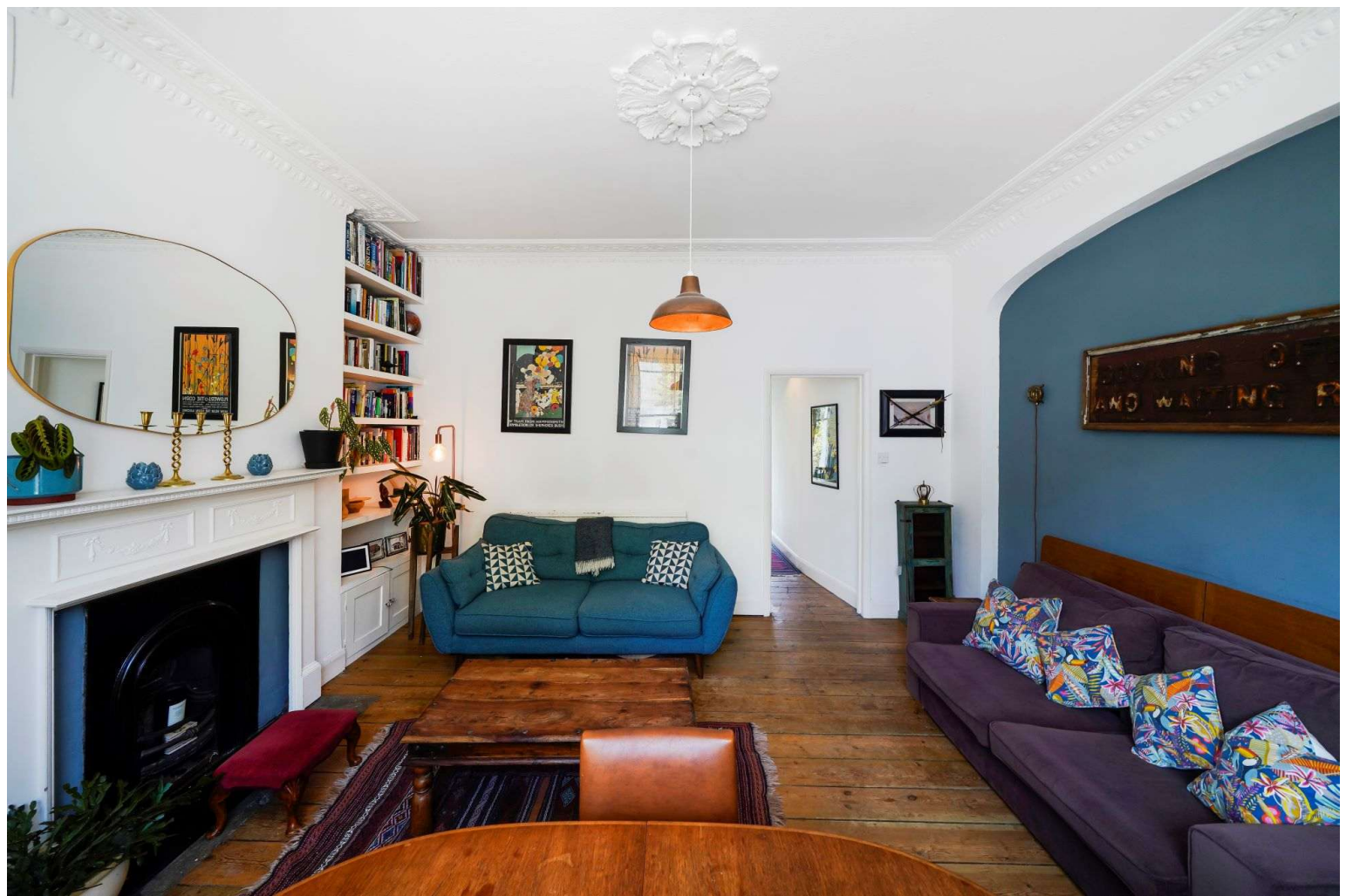
**Notable Lease Covenants & Restrictions:** Not to use the Flat for any purpose whatsoever other than as a private residential flat. To keep the floors of the demised premises including the passages, stairs and landings (if any) thereof substantially covered with suitable material for reasonably minimising the transmission of noise to other dwellings within the Building.

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













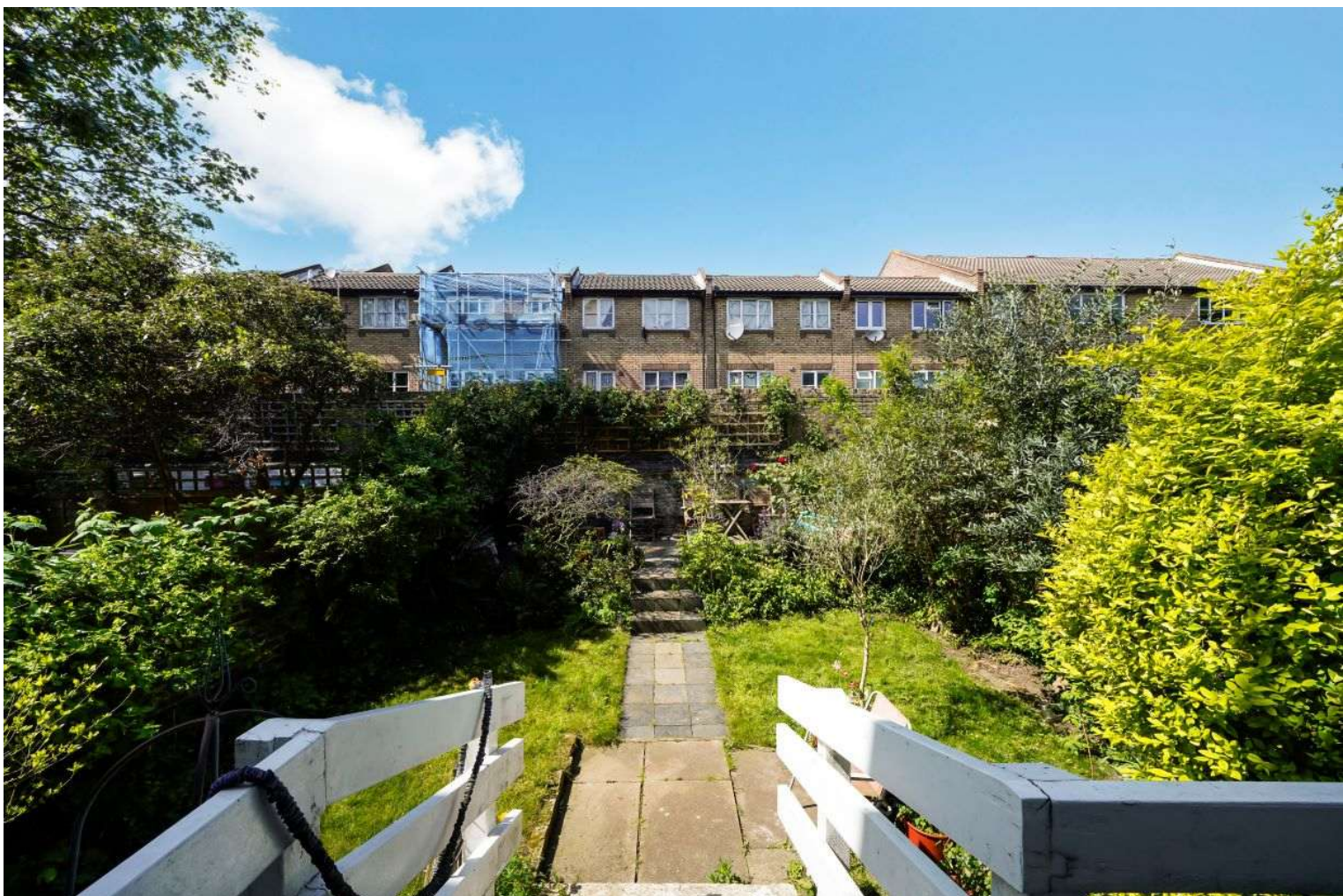








\*\*\*Photo below - Please note the majority of the garden to the right hand side of the pathway, belongs to this property\*\*\*







\*\*\*Please note the majority of the garden to the left hand side of the above photo belongs to this property\*\*\*

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.

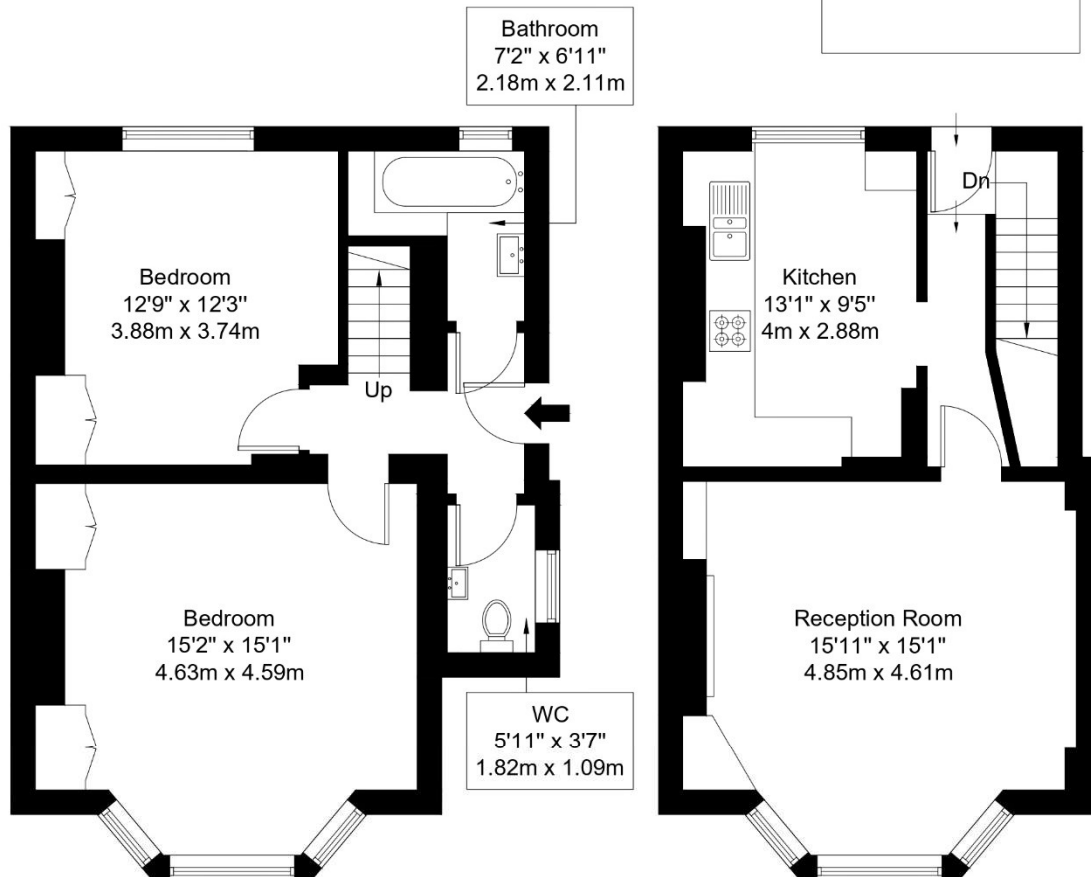
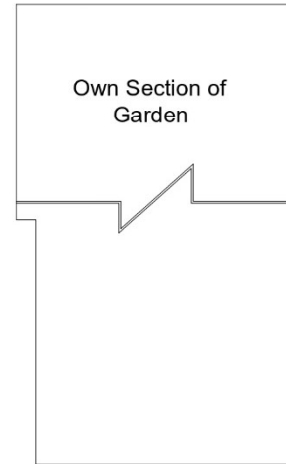
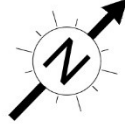
The agent has not tested any apparatus, equipment, fixtures & fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. These details may depict items that are not for sale or included in 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	69 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



# Kingsdown Road, N19 4LD

Approx Gross Internal Area = 86.9 sq m / 935 sq ft



Ref :

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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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