

BAKERSFIELD, CRAYFORD ROAD, N7 OFFERS IN EXCESS OF £550,000 LEASEHOLD

A spacious and well-presented three bedroom flat with its own entrance, arranged over the ground, first & second floors of a purpose built building set in a gated development, benefitting from direct access to a private rear patio, with onward access to communal garden.





Bakersfield is located off Crayford Road, nearest tube stations being Tufnell Park (Northern line) & Holloway Road (Piccadilly line) and close to local bus services, shops, cafes, Tufnell Park Tavern & Tufnell Park playing fields including its tennis courts. Islington Upper Street & Highbury Corner are served by bus services from Holloway Road. The Kings Cross area is served by bus services from Caledonian Road.

The property, which benefits from its own entrance via a carport/parking bay, with storage space on the ground floor, is arranged over several levels and offers bright and well proportioned living accommodation. The reception room opens via double doors to a private rear patio with onward access to communal garden. The open plan kitchen/breakfast room has a utility cupboard. Three bedrooms are arranged over the next levels each with fitted wardrobes. The windowed bathroom retains a bath with shower unit and there are two separate w.c's on different levels.

An internal viewing is recommended.

TENURE: 120 Years Lease from 31st March 1995 and expires 31st December 2115 -

Owner has advised they are looking into extending the lease

GROUND RENT: A peppercorn

SERVICE CHARGE: £2,169.12pa – Estimated for period - 01.04.23 - 31.03.24 - Covering buildings insurance, water and various other communal charges

Council Tax: London Borough of Islington - Council Tax Band: C (£1,612.79 for 2023/24).













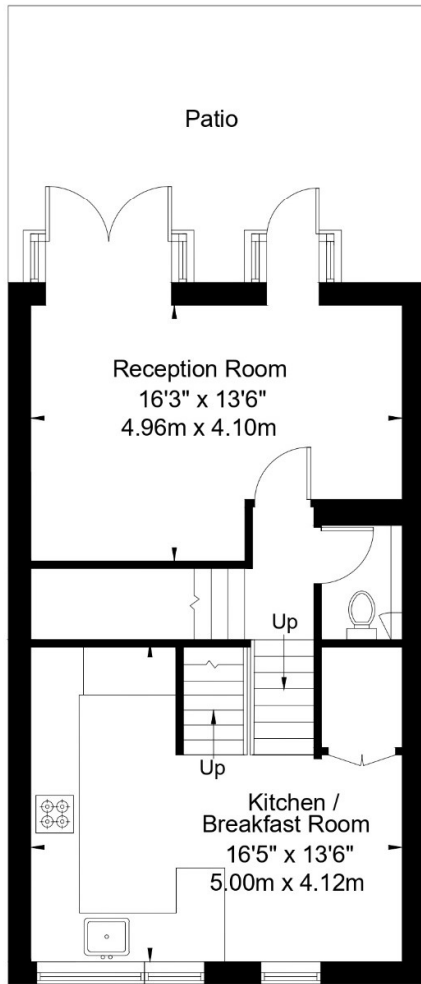
Whilst every attempt has been made in good faith to ensure the accuracy of these details, all data shown including the floorplan, are an interpretation for illustrative purposes only and should be used as a general outline for guidance only and is/are not to scale. Any areas, measurements or distances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

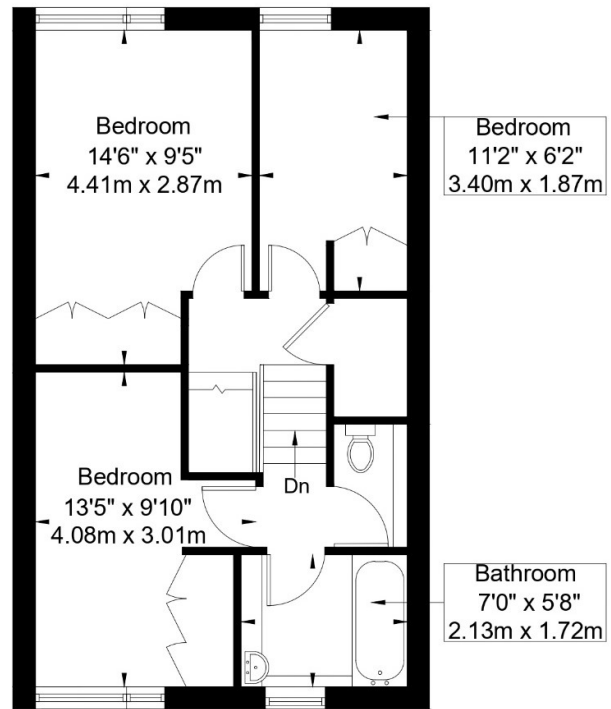
Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	A	
(81-91)	B	
(69-80)	C	73
(55-68)	D	57
(39-54)	E	
(21-38)	F	
(1-20)	G	
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

Crayford Road, N7 0LT

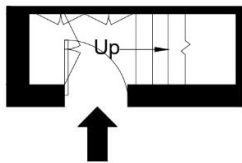
Approx Gross Internal Area = 89 sq m / 957 sq ft



First Floor



Second Floor



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. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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