

# **COLLINGWOOD HOUSE, MERCERS ROAD N19 OFFERS IN EXCESS OF £425,000 LEASEHOLD**

**A delightful one bedroom chain-free flat, set on the third (top) floor of Collingwood House which has a lift, set in the N19 area.**





Mercers Road is set off Holloway Road, nearest tube stations being Archway (Northern line) and Holloway Road (Piccadilly line) and close to local bus services, shops, cafes, Whittington Park, Tufnell Park Tavern and Tufnell Park playing fields with its tennis courts. Islington Upper Street & Highbury Corner are served by bus services from Holloway Road in one direction and Highgate in the other.

This super property which is set above commercial premises, offers well-proportioned living accommodation and has a lift. The flat comprises a reception room with window shutters, with access to a kitchen also with window shutters, a bedroom-one of its windows has shutters and fitted wardrobes and a bathroom.

<b>TENURE:</b>	<b>250 Years Lease from 1<sup>st</sup> January 2018</b>
<b>GROUND RENT:</b>	£200 p.a to increase by £200 every 25 years of the term.
<b>SERVICE CHARGE:</b>	We have been advised by the owner they pay approx. £1300pa – Unverified
<b>Parking:</b>	To be confirmed. Owner not sure if flat is eligible for parking permit
<b>Utilities:</b>	The property is serviced by mains water, electricity and sewage
<b>Broadband and Data Coverage.</b>	Ultrafast Broadband services are available via Openreach & G Network with good 5G mobile phone coverage depending on your service provider.
<b>Construction Type:</b>	We have been advised by the owner brick, flat roof
<b>Heating:</b>	We have been advised by the owner electric heaters

**Notable Lease Covenant & Restrictions:** Not to use the Flat for any purpose whatsoever other than as a private residential flat. No animal shall be kept on the Property except with the previous written approval of the Freeholder (such consent not to be unreasonably withheld). Not to allow the floors of the Property to be covered other than with carpet and underfelt or with such other effective sound-deadening floor covering material as may be approved by the Landlord.

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.

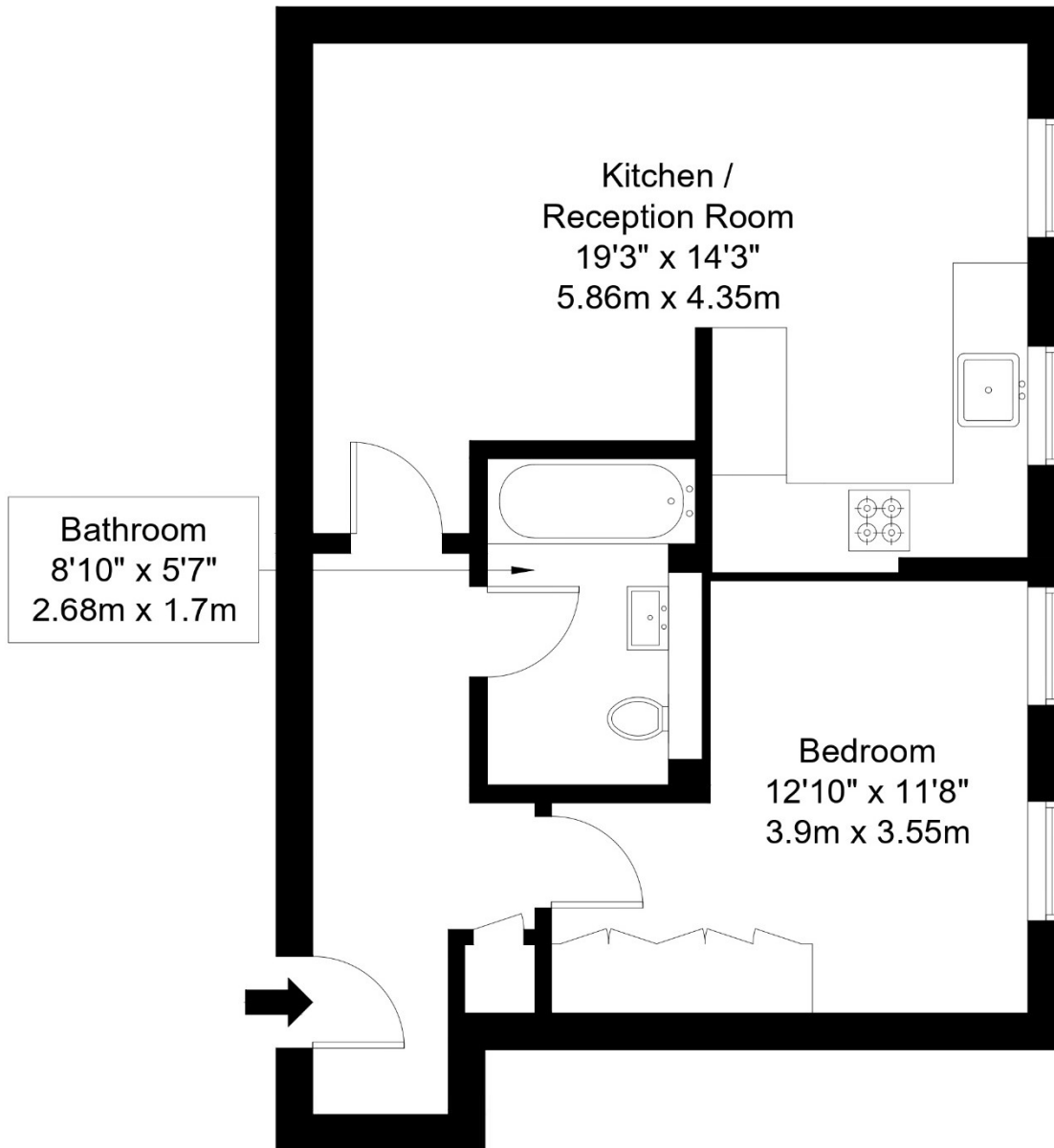
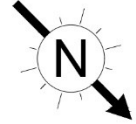
The agent has not tested any apparatus, equipment, fixtures & fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. These details may depict items that are not for sale or included in 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		
55-68	D	57 D	57 D
39-54	E		
21-38	F		
1-20	G		



# Collingwood House, N19 4PJ

Approx Gross Internal Area = 47.6 sq m / 512 sq ft



Third Floor

Ref :

Copyright **BLEU  
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.

Copyright @ BleuPlan