



MIRANDA ROAD N19
£475,000 SHARE OF FREEHOLD

A TOP FLOOR TWO BEDROOM APARTMENT CONVERTED FROM A PERIOD BUILDING WHICH INCLUDES A GARAGE AND USE OF COMMUNAL GARDENS.

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DESCRIPTION:

A top floor two bedroom apartment converted from a period building which includes a garage and use of communal gardens. The property is presented in good decorative condition and comprises 677 sq. ft. accommodation. Miranda Road forms an integral part of the ever-popular and peaceful Whitehall Park Conservation Area, located within a quarter of a mile of Archway Tube Station. It is conveniently positioned for easy access to a variety of amenities including bus routes into the City/West End and a vast choice of local shops.

MATERIAL INFORMATION:

Tenure & Ground Rent: 999 years from 25 December 1989 to and including 24 December 2988 with SHARE OF FREEHOLD. The Ground Rent is a peppercorn.

Service Charges: 12.5 % of building expenditure. £2,710.00 per annum (this includes £875.00 into the Building Reserve Fund).

Council Tax: Islington Council BAND E (£2,458.89 for 2025/26).

Parking: Garage and residents parking by permit.

Utilities: Mains connected electricity, gas, water and sewerage.

Broadband and Data Coverage: Superfast Broadband services are available (Openreach & Virgin Media) with a very high confidence level of 5G data coverage for mobile phones.

Construction Type: Brick and tile.

Heating: Gas central heating.

Flood and Erosion: None

Planning Permission and Proposals for Development: None

Property Accessibility and Adaptations: Not suitable for wheelchair users.

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 or garage without fellow-Freeholder consent (not unreasonably withheld). No bird, animal or reptile which may cause annoyance to any owner or occupier of any other flat and garage on the Estate may be kept in the Flat or in the Garage. To keep the floors covered with carpet, rugs or other suitable materials with sound-dampening qualities.

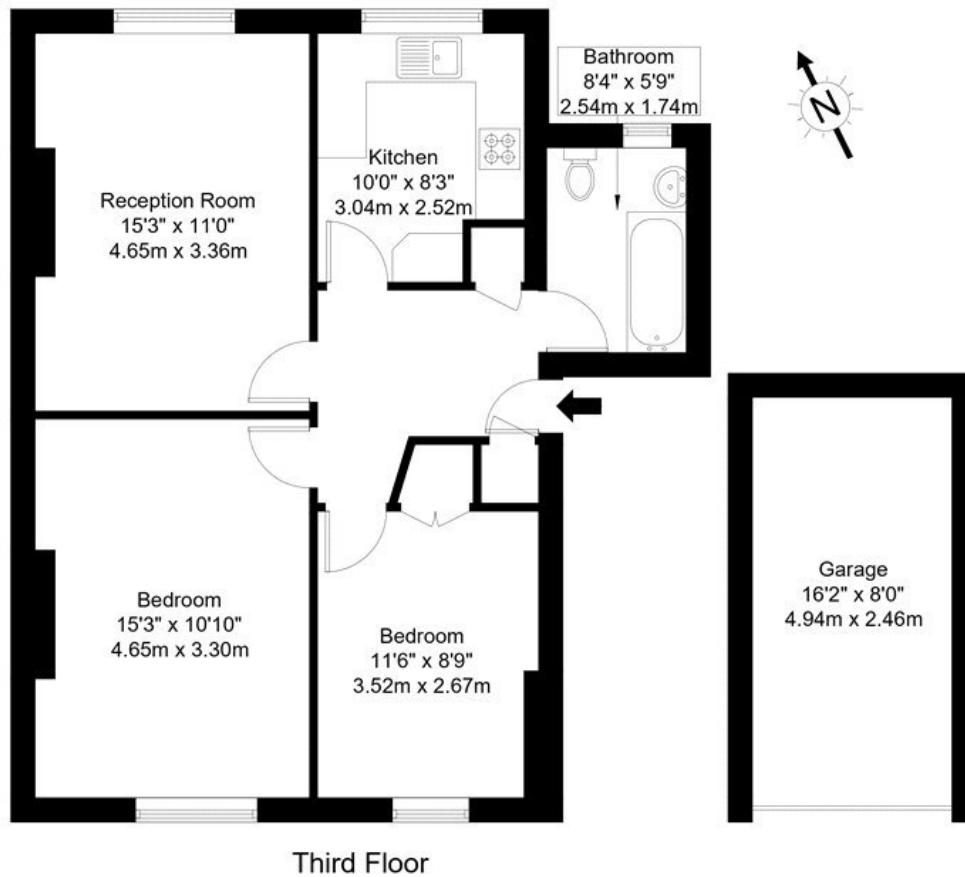


Miranda Road, N19 3RA

Approx Gross Internal Area = 62.90 sq m / 677 sq ft

Garage = 12.15 sq m / 131 sq ft

Total = 75.05 sq m / 808 sq ft



Third Floor

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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This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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