

**AXMINSTER ROAD, N7
OFFERS IN EXCESS OF
£450,000 LEASEHOLD**

We are delighted to offer for sale a ground floor converted flat, with direct access to a private south-westerly facing rear garden.





Axminster Road which runs parallel with Holloway Road, is located off Seven Sisters Road, nearest tube stations being Finsbury Park (Piccadilly & Victoria lines) – (including Finsbury Park overground station with lines into Moorgate & Kings Cross) and Holloway Road (Piccadilly line) and close to local bus services, shops & café's. Islington Upper Street, Angel & Highbury Corner are served by bus services from Holloway Road in one direction and Highgate in the other.

The flat which is set on the ground floor comprises a reception room which connects through to a kitchen/breakfast room, a bedroom, a study/second bedroom, a shower room, a windowed bathroom & direct access to a private rear garden.

TENURE: **99 Year Lease from 29th September 2010** – We have been advised by the owners they are looking into extending the lease.

GROUND RENT: £200 pa and increasing throughout the term of the lease

SERVICE CHARGE: £1,210.33 – Period 25.03.25 to 24.09.25 – (We have been advised by the owners this is for insurance, management fees and other communal charges – Unverified) .

Parking: We have been advised by the owners - on street parking. Permits available from Council

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

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

Construction Type: To be confirmed

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 keep in the Demised Premises or any part thereof any bird or animal other than the usual domestic pets or so as to cause annoyance to the Freeholder or the lessees of the other flats. To keep the floors of the Demised Premises covered with carpet and underfelt or with other effective sound-deadening floor covering material.

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





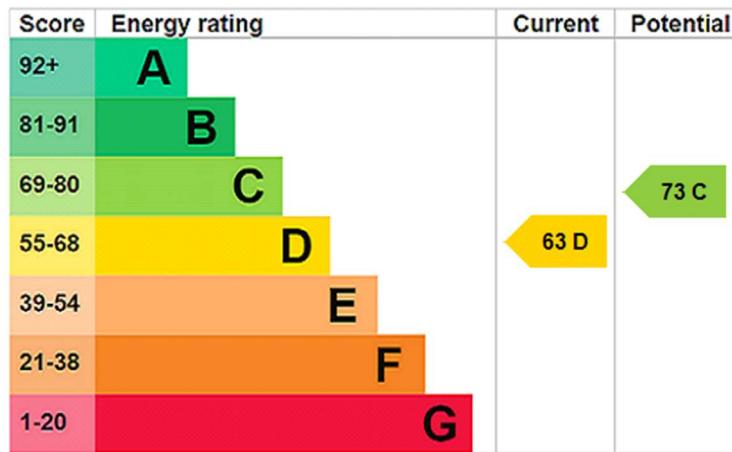






Whilst every attempt has been made in good faith to ensure the accuracy of these details, all data shown including the floorplan, are an interpretation for illustrative purposes only and should be used as a general outline for guidance only and is/are not to scale. Any areas, measurements or distances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

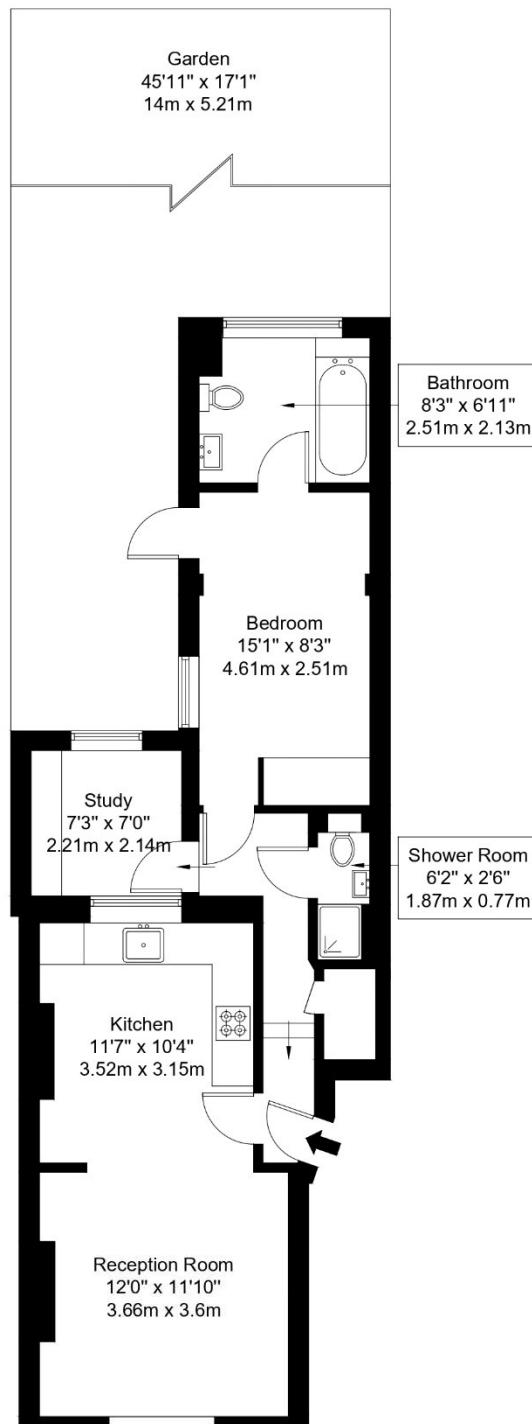


Axminster Road, N7 6BL

Approx Gross Internal Area = 57.4 sq m / 618 sq ft

Garden = 54.9 sq m / 591 sq ft

Total = 112.3 sq m / 1209 sq ft



Ground Floor

Ref :

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P L A N**

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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