

# TABLEY ROAD N7 £600,000 SHARE OF FREEHOLD

Offering for sale a three bedroom split-level flat set on the first & second (top) floors of a period building in N7.





Tabley Road is within a cluster of roads located off Carleton Road, nearest tube stations being Tufnell Park (Northern line), Holloway Road and Caledonian Road (both Piccadilly line) and close to local bus services, shops, Tufnell Park Tavern and Tufnell Park playing Fields with tennis courts. The Kings Cross area is one stop along the Piccadilly line from Caledonian Road tube station, for its amenities including Kings Cross rail station, St Pancras Eurostar services, the Regents canal, Granary Square & the shops and restaurants of Coal Drops Yard.

The flat offers accommodation over the top two floors and comprises a reception room with a bay, with an open plan kitchen both on the first floor, with stairs up from the hall to three bedrooms and a bathroom on the second (top) floor above.

**TENURE:** 125 Years Lease from 29<sup>th</sup> September 1988

**SHARE OF FREEHOLD:**

**SERVICE CHARGE:** We have been advised by the owner the flat would pay 50% of any communal bill - Unverified

**Parking:** We have been advised by the owner you can get a permit parking  
- Unverified

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

**Broadband and Data Coverage.** Ultrafast Broadband services are available via Openreach, Community Fibre, G Network, Virgin Media. 5G data is also available in this area information via Ofcom.

**Construction Type:** We have been advised by the owner brick and tile

**Heating:** Gas boiler heating

**Lease Covenants:** Not to use the Flat for any purpose whatsoever other than as a private residential flat. To keep the floors substantially covered with suitable material for reasonably minimising the transmission of noise to other dwellings within the Building.

**Lease Restrictions:** None of Note.

Council Tax: London Borough of Islington - Council Tax Band: D (£1,920.53 for 2024/25).













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.

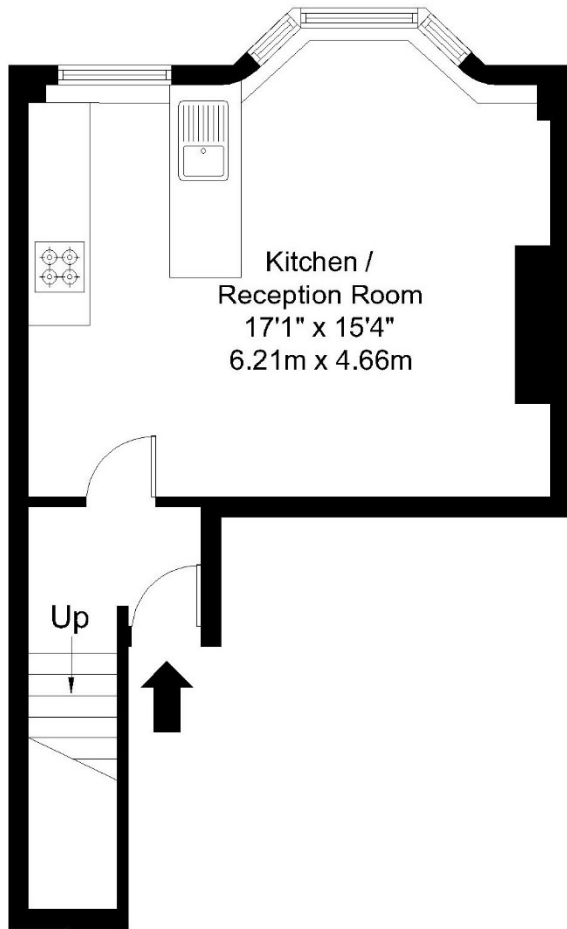
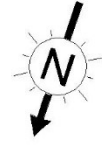
The agent has not tested any apparatus, equipment, fixtures & fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. These details may depict items that are not for sale or included in 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
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	73	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

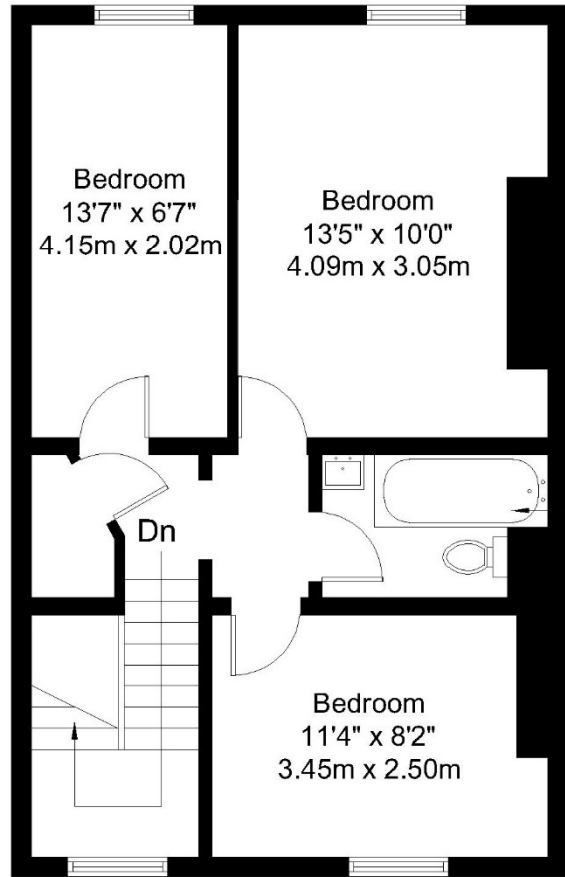


# Tabley Road, N7 0NB

Approx Gross Internal Area = 73 sq m / 786 sq ft



First Floor



Second Floor

Bathroom  
7'4" x 4'8"  
2.23m x 1.42m

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. 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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