

**PLESHEY ROAD N7**  
**£450,000 SHARE OF FREEHOLD**

**A well-presented one bedroom raised ground floor flat,  
converted from an attractive period building set in  
Tufnell Park.**







Pleshey Road is set between Carleton Road and Anson Road, nearest tube stations being Tufnell Park & Kentish Town (both Northern line) and close to Kentish Town Thameslink, local bus services, shops, cafes, Tufnell Park Tavern and Tufnell Park Playing Fields including tennis courts. The Kings Cross area is served by bus services from Brecknock Road, for its amenities including Kings Cross rail stations, St Pancras Eurostar services, the Regents canal, Granary Square & the shops and restaurants of Coal Drops Yard.

This well proportioned flat comprises a large reception room to the rear of the flat (overlooking the rear gardens) with access to a kitchen area, a separate w.c., a bedroom with a bay, and with access to a shower room.

An internal viewing is recommended.

**TENURE:** 999 Years Lease from 28<sup>th</sup> March 2011

**SHARE OF FREEHOLD**

**SERVICE CHARGE:** The owner pays £15.91pcm for communal area cleaning. If any communal works needs to be carried out, this flat pays 19.25% of that bill  
- Both points Unverified

Council Tax: London Borough of Islington - Council Tax Band: D (£1,814.39 for 2023/24).



















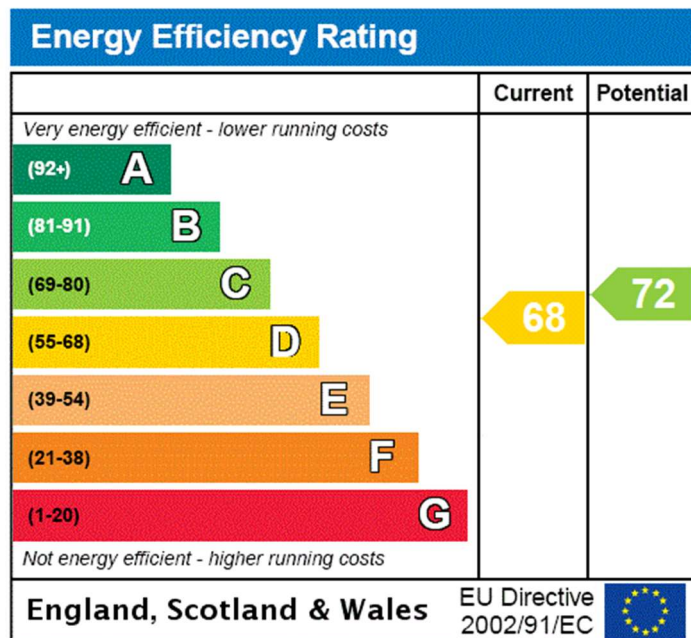






Whilst every attempt has been made in good faith to ensure the accuracy of these details, all data shown including the floorplan, are an interpretation for illustrative purposes only and should be used as a general outline for guidance only and is/are not to scale. Any areas, measurements or distances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

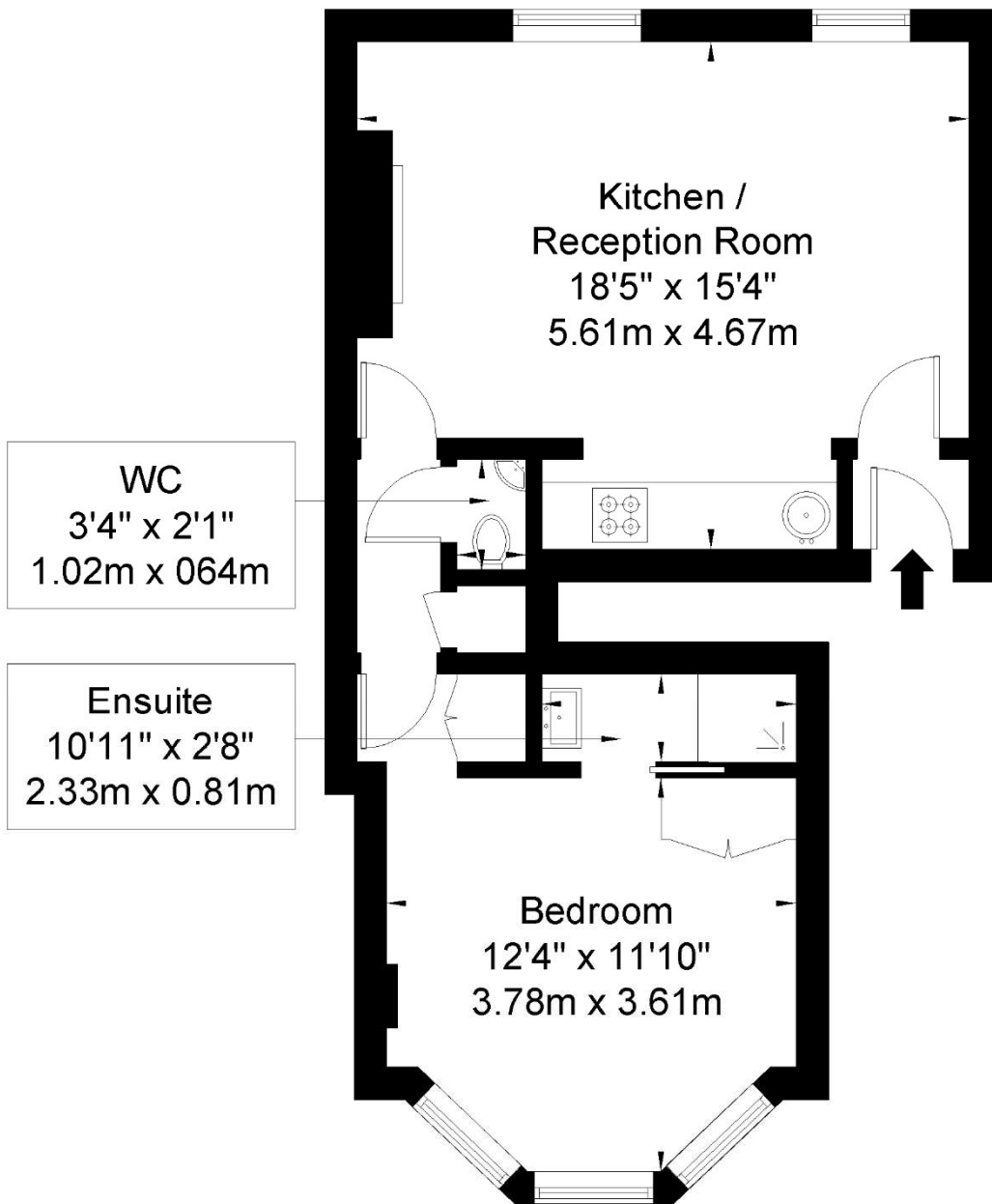
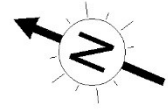
The agent has not tested any apparatus, equipment, fixtures & fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. These details may depict items that are not for sale or included in 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.





# Pleshey Road, N7 0RA

Approx Gross Internal Area = 46.8 sq m / 503 sq ft



Raised 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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