

**JUNCTION ROAD N19
OFFERS IN EXCESS
£650,000 SHARE OF FREEHOLD**

A spacious and well-presented chain-free two bedroom flat, set on the first & second floors of a period building, with direct access to a decked roof terrace.





The property is located along Junction Road, it's nearest tube stations being Archway & Tufnell Park (both Northern line) and is close to Upper Holloway overground station, local bus services, shops, cafes, Dartmouth Park & not too far to the green spaces of Waterlow Park & Parliament Hill Fields with Hampstead Heath beyond.

The flat, which has its entrance on the ground floor off the communal hallway, offers well-proportioned living accommodation. The property comprises of a door to a roof terrace on the half-landing, a reception room and a separate kitchen/breakfast room both on the first floor, with two bedrooms and a bathroom on the second (top) floor above.

TENURE: **999 Years Lease from 10th June 1981**

SHARE OF FREEHOLD

SERVICE CHARGE: **We have been advised by the owner that they pay 50% of any communal works - Unverified**

Council Tax: London Borough of Islington - Council Tax Band: E (£2,217.59 for 2023/24).





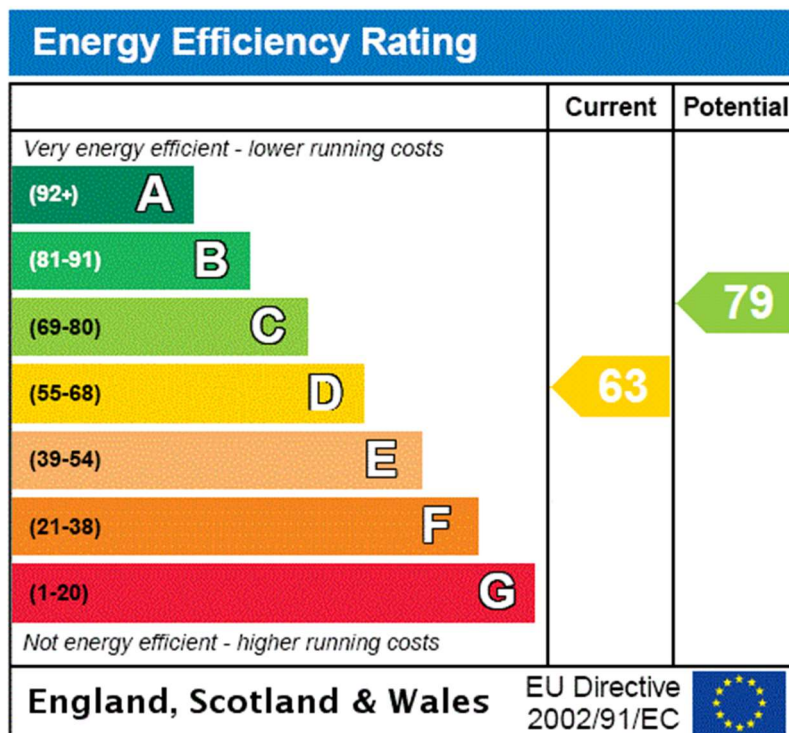






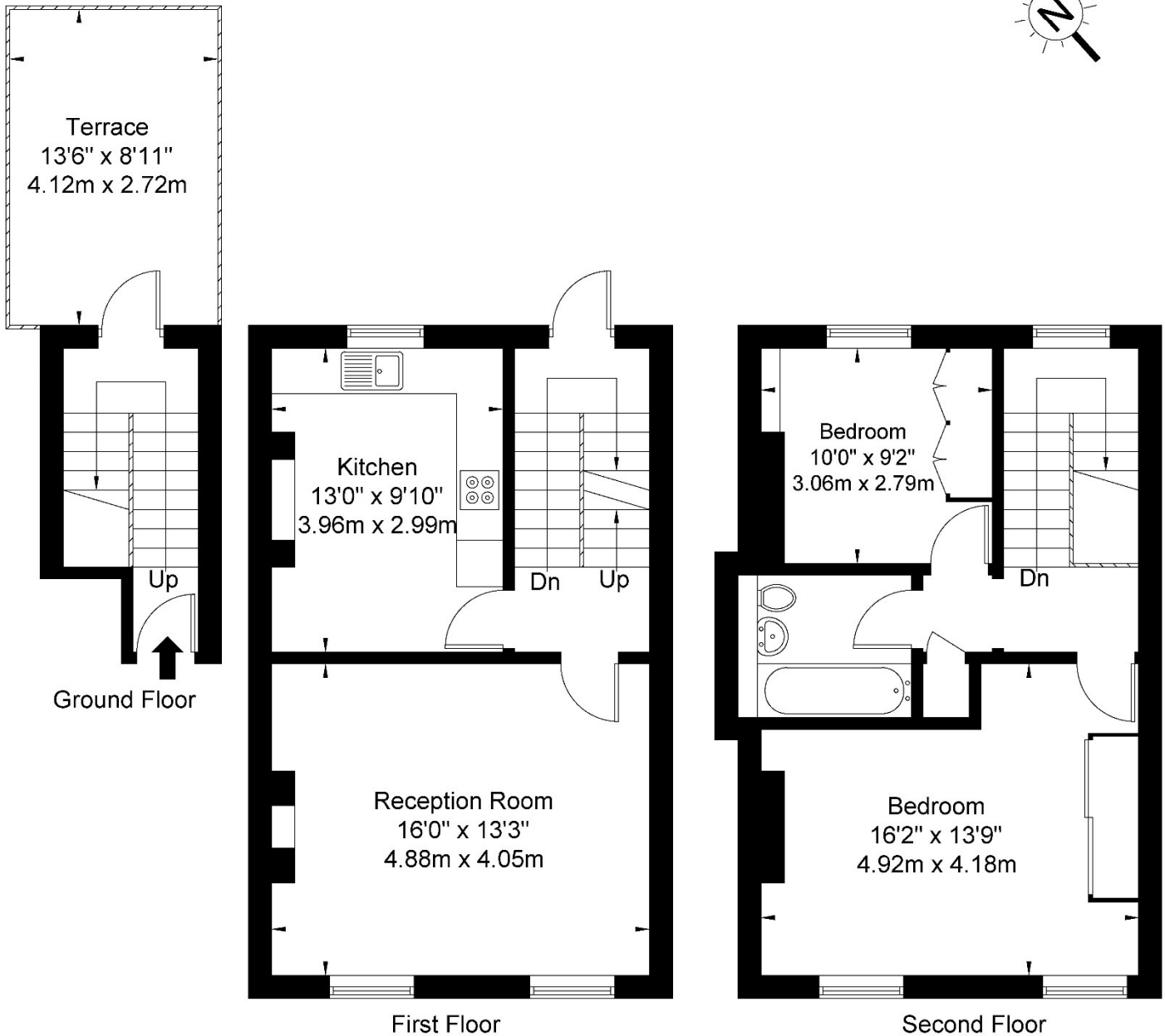
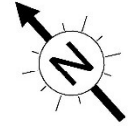
Whilst data shown including the floorplan, are an interpretation for illustrative purposes only and should be used as a general outline for guidance only and is/are not to scale. Any areas, measurements or distances quoted are approximate and should not be relied upon to value a property or be the basis 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.



Junction Road, N19 5PZ

Approx. Gross Internal Area = 86.3 sq m / 929 sq ft



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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