

**TYTHERTON ROAD N19
OFFERS IN EXCESS OF
£1,000,000 SHARE OF FREEHOLD**

A spacious four bedroom well-presented chain-free flat, set on the first and second (top) floors of an attractive period building, with direct access to a private balcony.





Tytherton Road is located off Campdale Road, nearest underground station being Tufnell Park (Northern line) and close to local bus services, shops, cafes, Yerbury Primary School, Foxham Gardens, Tufnell Park Tavern and Tufnell Park playing fields and its tennis courts,

This super property, which has its entrance on the ground floor off the communal hallway, offers well proportioned living accommodation. The property comprises a kitchen/breakfast room with double doors to a private balcony, a windowed bathroom and a utility cupboard all on the half landing. Stairs then lead up to the first floor where there is a reception room and two bedrooms. Stairs then go up to the top floor above where there are two further bedrooms (one with an ensuite shower room).

TENURE: 999 Years Lease from - on and inc. 31st January 2023

SHARE OF FREEHOLD:

SERVICE CHARGE: We have been advised by the owner they pay 50 % towards any communal insurance and maintenance. The last insurance charge as a guide for the flat was £461.96 - Unverified

Parking: We have been advised by the owner – on street parking

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, G Network.

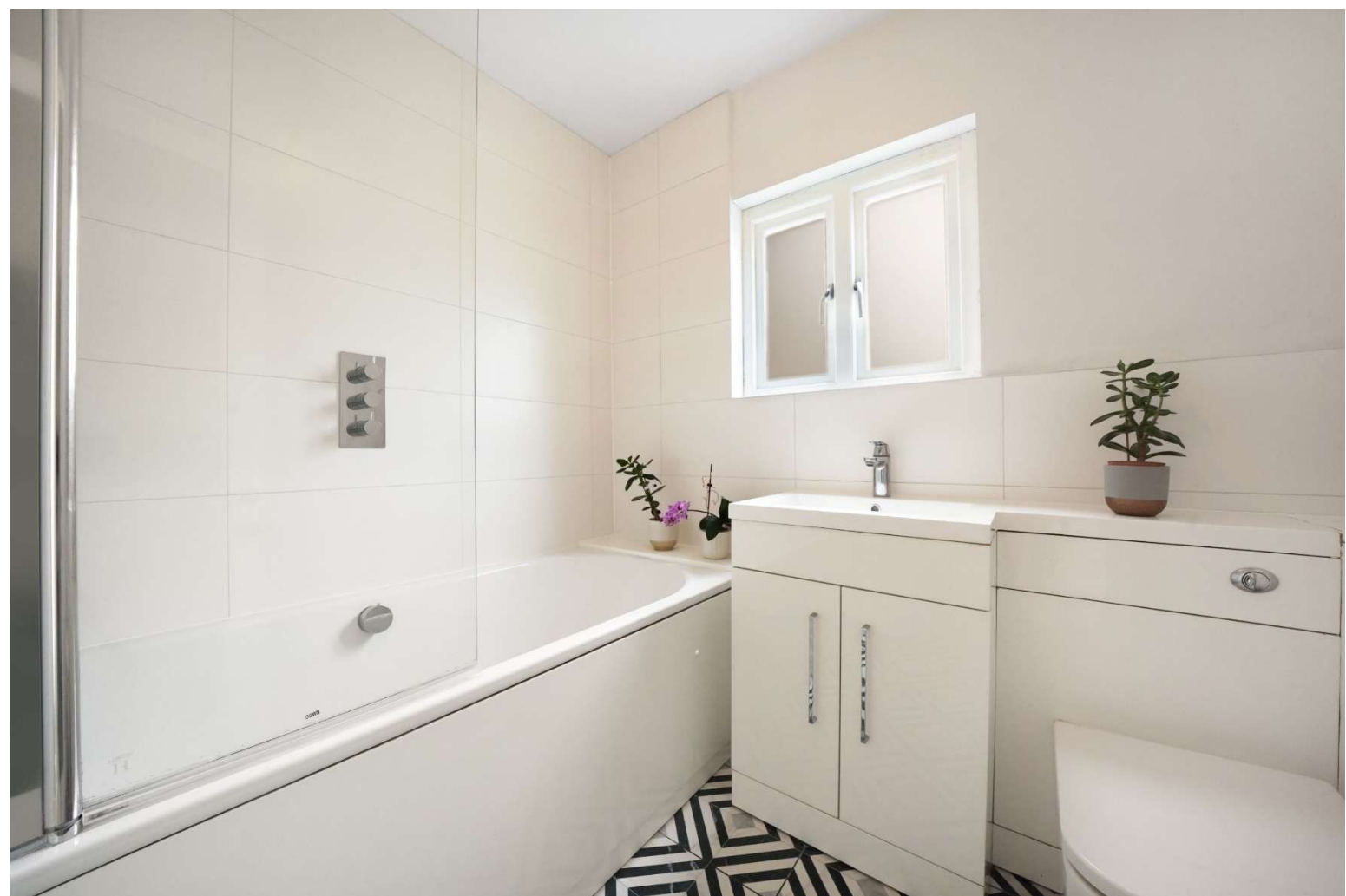
Construction Type: We have been advised by the owner - brick. tiled roof .

Heating: Gas

Notable Lease Covenants & Restrictions: Not to use the Flat for any purpose whatsoever other than as a private residential. To keep the floors of the demised premises including the passages, stairs and landings (if any) thereof substantially covered with suitable material for reasonably minimising the transmission of noise to other dwellings within the building.

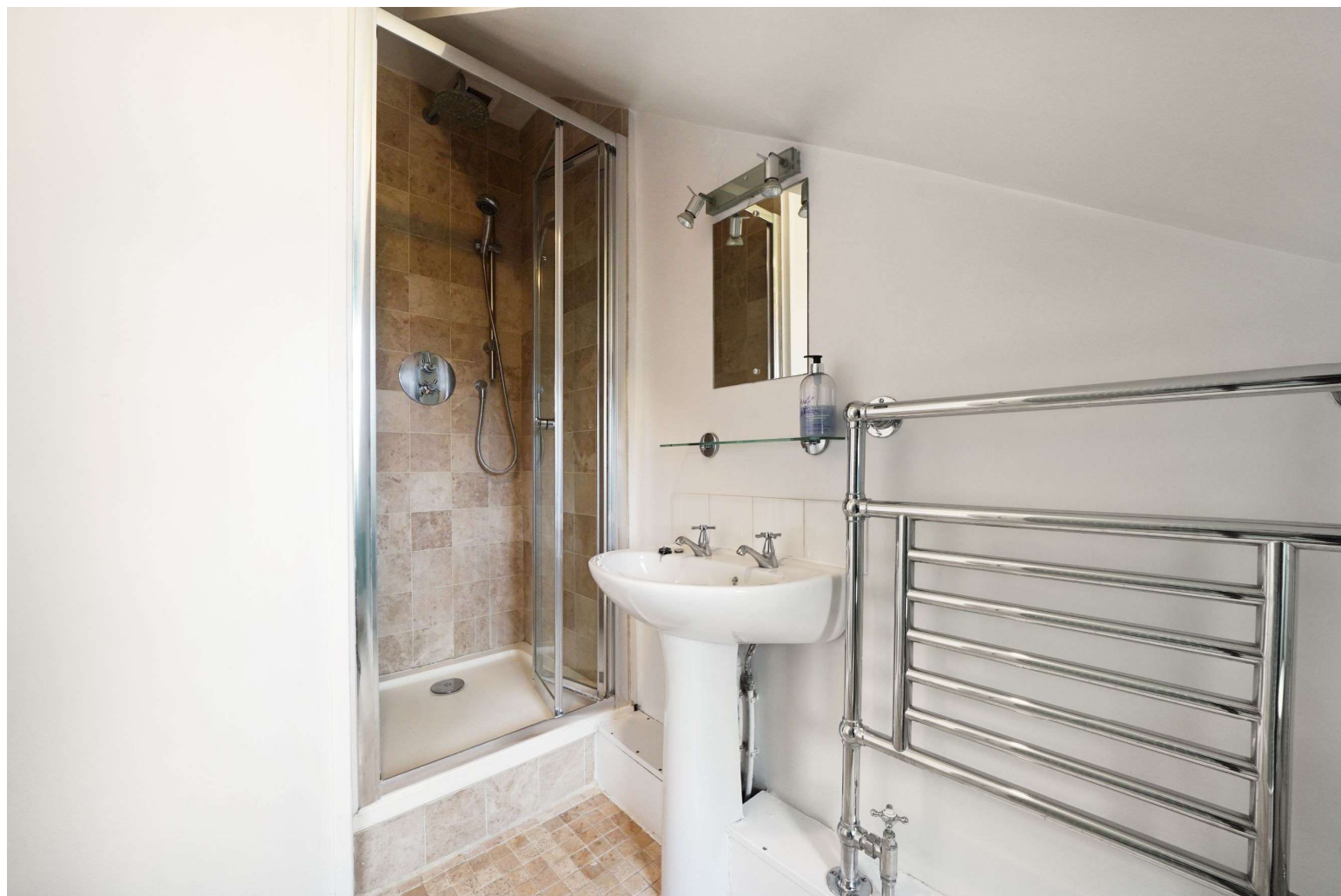
Council Tax: London Borough of Islington - Council Tax Band: E (£2,458.89 for 2025/26).











A view to the rear





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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		

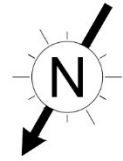
Tytherton Road, N19 4PZ

Approx Gross Internal Area = 110 sq m / 1184 sq ft

RHH / Eaves Storage = 16.9 sq m / 182 sq ft

Balcony = 3.34 sq m / 36 sq ft

Total = 130.24 sq m / 1402 sq ft



 = Reduced Headroom Below 1.5m / 5'0



Ground Floor

First Floor

Second 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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