

BRECKNOCK ROAD, N19

£475,000 SHARE OF FREEHOLD

We are delighted to offer for sale a two bedroom flat, set on the second (top) floor of a period building, at the Tufnell Park tube station end of the road.





The property is set along Brecknock Road, nearest tube stations being Tufnell Park & Kentish Town (both Northern line) and close to Kentish Town Thameslink, local bus services, shops, cafes and a walk to Parliament Hill Fields with Hampstead Heath beyond. The Kings Cross area is a bus ride away 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.

The flat, which has its entrance on the first floor off the communal hallway, comprises a reception room, a separate kitchen, a bathroom and two bedrooms (one used as a study/office).

TENURE: 99 Years Lease from 25th March 1983

SHARE OF FREEHOLD:

SERVICE CHARGE: To be confirmed

Parking: We have been advised by our client a permit is required

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

Broadband and Data Coverage. Ultrafast Broadband services are available via Openreach, G Network, Community Fibre, Hyperoptic, Virgin Media, with a good level of mobile phone coverage.

Construction Type: To be confirmed

Heating: To be confirmed

Notable Lease Covenants & Restrictions Not to use the Flat for any purpose whatsoever other than as a private residential flat. Not to keep any bird, reptile, or animal on the demised premises or any part thereof without the Freeholder's permission first having been obtained. To keep the floors adequately covered with carpet, felt or other suitable covering so as to prevent nuisance annoyance or noise to the owners or occupiers of neighbouring premises.

Council Tax: London Borough of Camden - Council Tax Band: C (£1,872.32 for 2025/26).













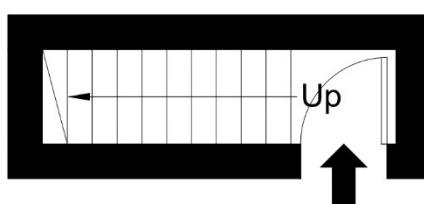
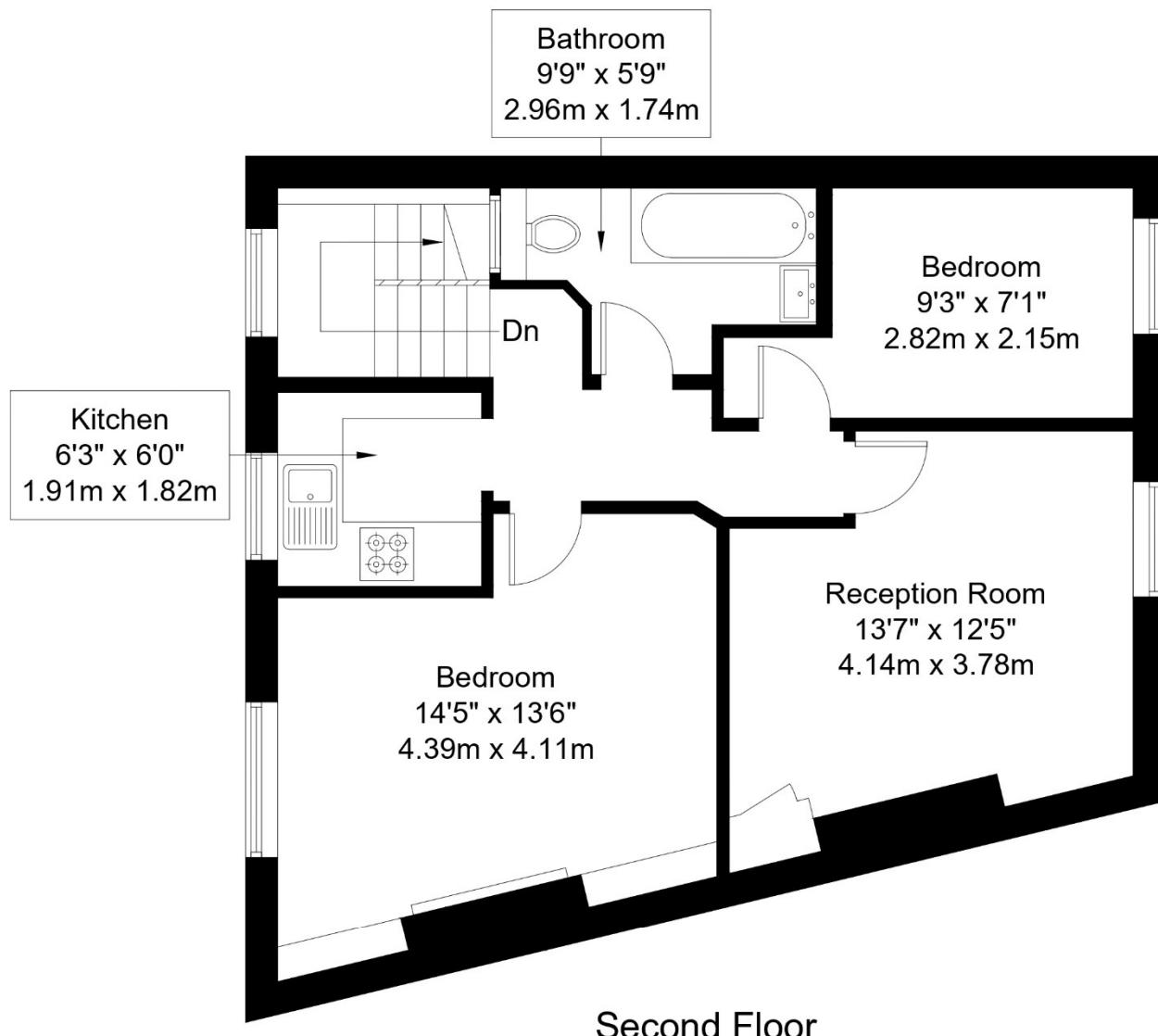
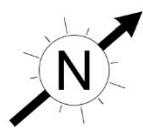
Whilst every attempt has been made in good faith to ensure the accuracy of these details, all data shown including the floorplan, are an interpretation for illustrative purposes only and should be used as a general outline for guidance only and is/are not to scale. Any areas, measurements or distances 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, enquiries 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	71 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Brecknock Road, N19 5AB

Approx Gross Internal Area = 54.3 sq m / 584 sq ft



First 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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