

# **GODDARD PLACE, MONNERY ROAD, N19 OFFERS IN EXCESS OF £500,000 LEASEHOLD**

**A super two bedroom flat set on the first floor of a purpose built building with a parking space, set within a gated development in N19.**





Goddard Place is located off Monnery Road, nearest tube stations being Archway and Tufnell Park (both Northern line) and close to local bus services, upper Holloway overground station, Dartmouth Park and shops. The Kings Cross area is a bus ride away from Junction 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 super flat, which is in a development set behind gates, has use of communal gardens and offers well proportioned living accommodation. The flat comprises reception room with windows to the rear and side, a kitchen, two bedrooms (one with an ensuite shower room) and a bathroom,

|                                                                                                                                                                                                                                                                           |                                                                                                                     |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------|
| <b>TENURE:</b>                                                                                                                                                                                                                                                            | <b>125 Years Lease from 1<sup>st</sup> November 1996</b>                                                            |
| <b>GROUND RENT:</b>                                                                                                                                                                                                                                                       | £350p.a doubles every 25 years from 1996                                                                            |
| <b>SERVICE CHARGE:</b>                                                                                                                                                                                                                                                    | £1070.53 – For period 01.05.26 to 31.10.26 Communal charges and reserve                                             |
| <b>Parking:</b>                                                                                                                                                                                                                                                           | Allocated parking space.                                                                                            |
| <b>Utilities:</b>                                                                                                                                                                                                                                                         | The property is serviced by mains water, electricity, gas and sewage                                                |
| <b>Broadband and Data Coverage.</b>                                                                                                                                                                                                                                       | Ultrafast Broadband services are available via Openreach, Virgin Media, with a good level of mobile phone coverage. |
| <b>Construction Type:</b>                                                                                                                                                                                                                                                 | To be confirmed                                                                                                     |
| <b>Heating:</b>                                                                                                                                                                                                                                                           | Gas                                                                                                                 |
| <b>Notable Lease Covenants &amp; Restrictions</b> Not to use the Flat for any purpose whatsoever other than as a private residential flat. Not to keep any dog, bird or other animal or reptile in the Demised Premises without the prior written consent of the Company. |                                                                                                                     |

Council Tax: London Borough of Islington - Council Tax Band: D (£2,107.87 for 2026 /27).











Communal Garden





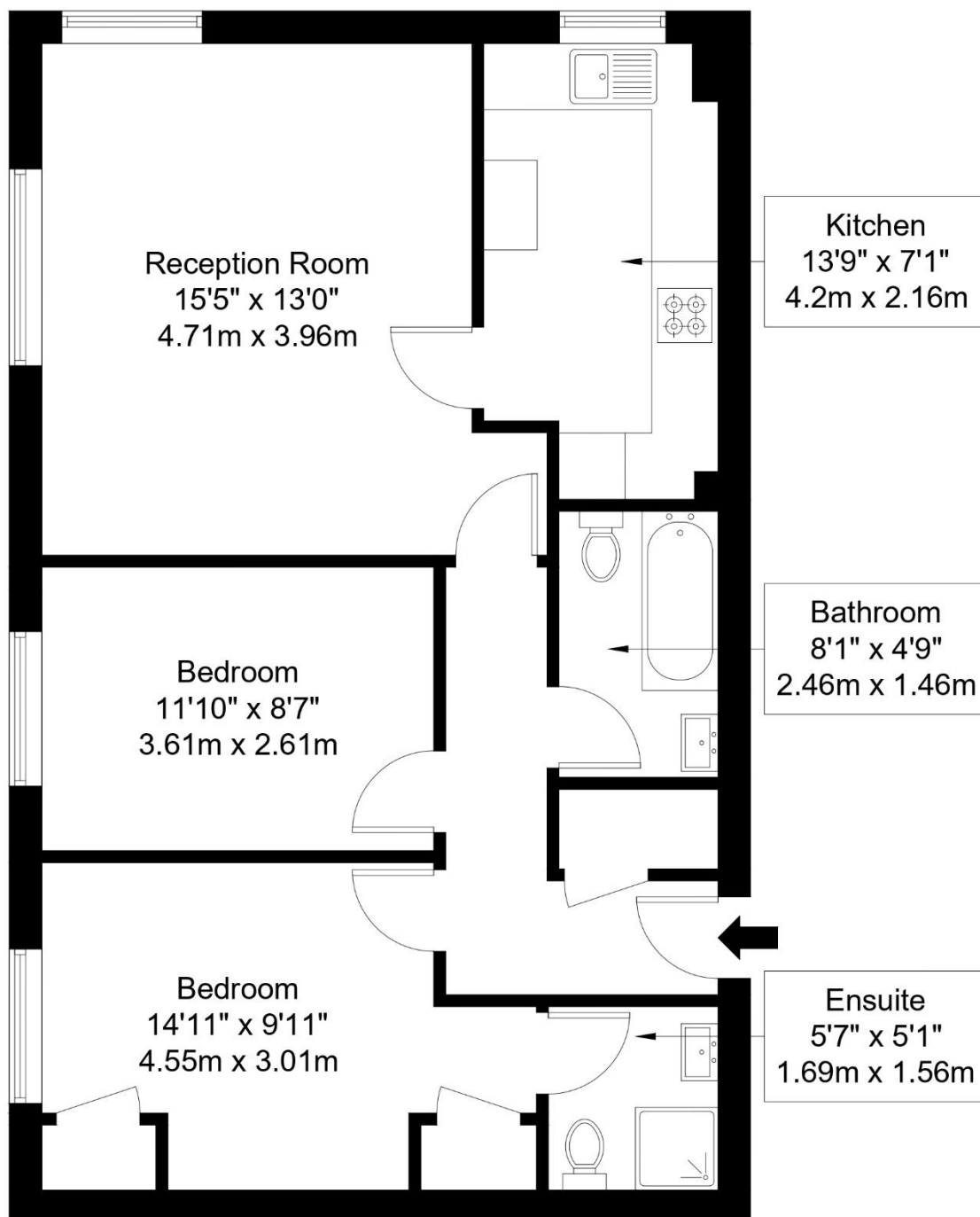
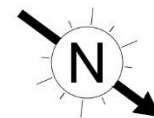
Whilst every attempt has been made in good faith to ensure the accuracy of these details, all data shown including the floorplan, are an interpretation for illustrative purposes only and should be used as a general outline for guidance only and is/are not to scale. Any areas, measurements or distances 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             | 78 C    | 81 B      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

# Goddard Place, N19 5GS

Approx Gross Internal Area = 65.8 sq m / 708 sq ft



First 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. 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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