

**BUNNING WAY N7
OFFERS IN EXCESS OF
£350,000 LEASEHOLD**

Offering for sale a chain-free one bedroom flat, set on the ground floor of a purpose built building, with a private front garden, its own entrance into the property and a parking space.





Bunning Way is located behind Caledonian Road, its nearest tube station being Caledonian Road (Piccadilly line) and close to Caledonian Road and Barnsbury overground station, bus services and shops. The property is a walk/short drive to the Kings Cross area for a host of amenities including Kings Cross rail station, St Pancras Eurostar services, the Regents canal, Granary Square & the shops and restaurants of Coal Drops Yard.

The property comprises a reception room, with access to a kitchen, a bathroom, a bedroom with fitted wardrobes, its own entrance, a parking space and a private front garden.

TENURE: 189 Years Lease from 29th September 1990

GROUND RENT: To be advised

SERVICE CHARGE: To be advised

Parking: The property has a parking space

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

Broadband and Data Coverage: Broadband services are available via Openreach, with a good level of mobile phone coverage.

Construction Type: To be advised

Heating: We have been advised by the owner – electric

Notable Lease Covenants & Restrictions: Not to use the Flat for any purpose whatsoever other than as a private residential flat. No bird, fowl, dog, cat or other creature shall be kept in the premises other than with the written permission of the Freeholder.

Council Tax: London Borough of Islington - Council Tax Band: C (£1,788.28 for 2025/26).













Please note we have been advised by the owner the properties garden is half of the lawn, so up to the left hand side of the storage shed (shed belongs to the next door neighbour) in the photo above

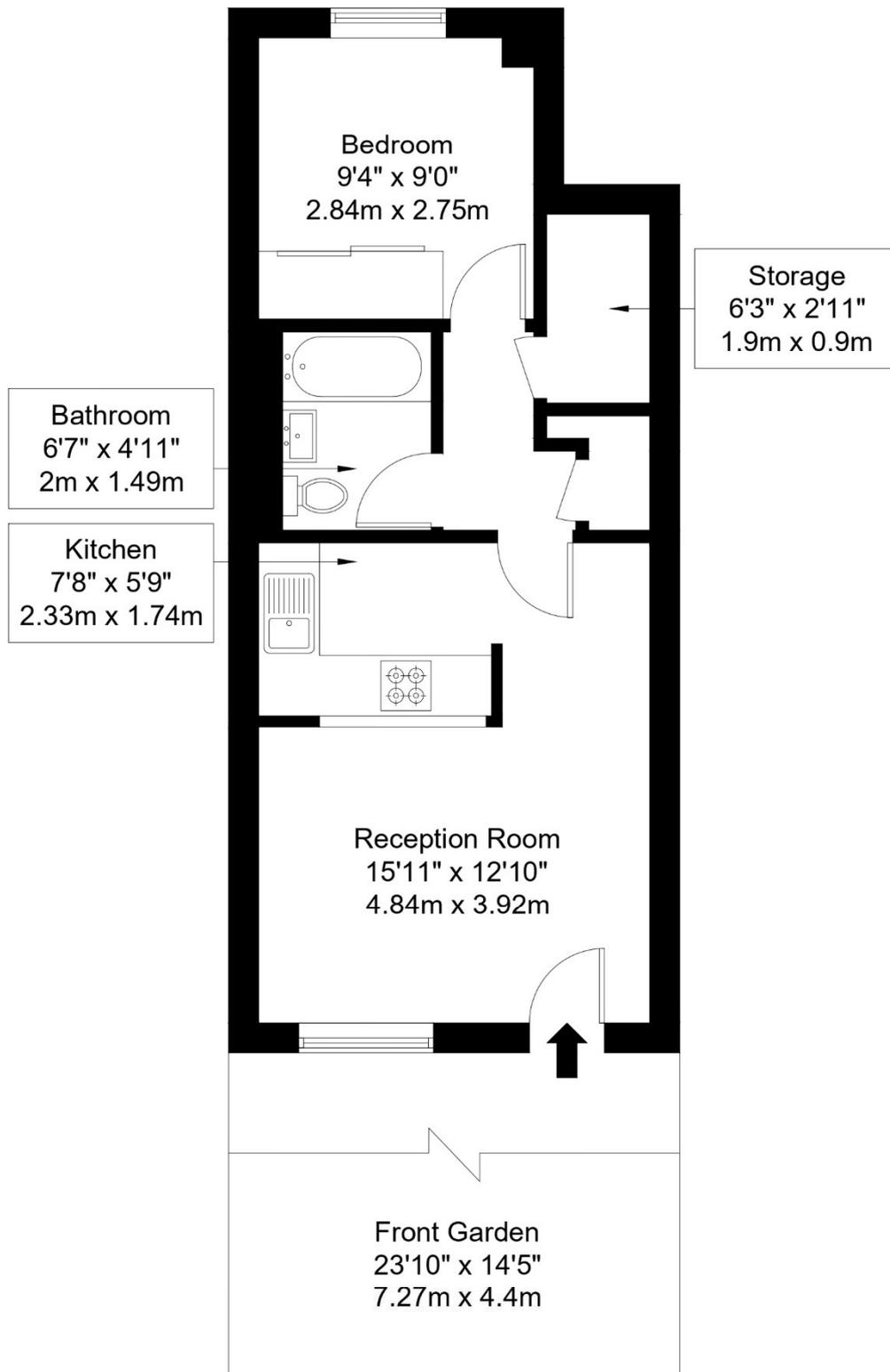
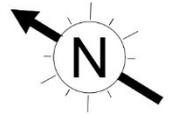
Whilst every attempt has been made in good faith to ensure the accuracy of these details all the data shown including the floorplan, are an interpretation for illustrative purposes only and should be used as a general outline for guidance only and is/are not to scale. Any areas, measurements or distances 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		77 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

Bunning Way, N7 9UP

Approx Gross Internal Area = 36.9 sq m / 397 sq ft



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. 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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