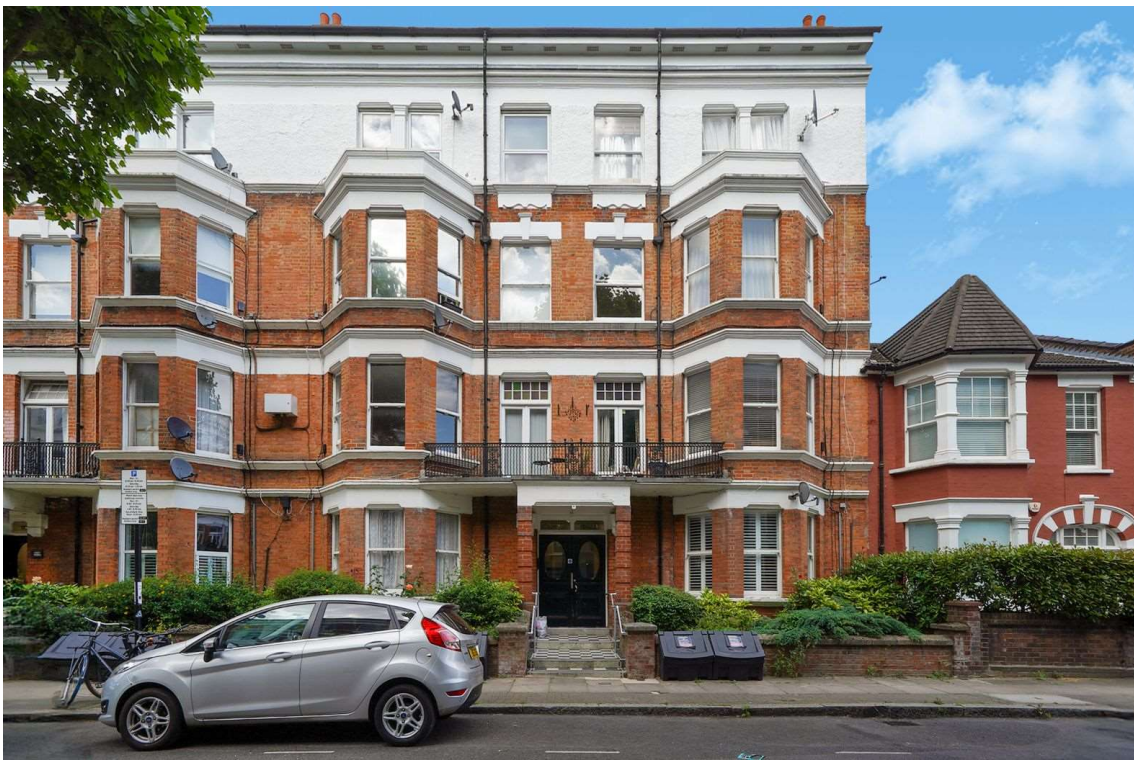


**LORAIN MANSIONS, WIDDENHAM ROAD, N7
GUIDE PRICE - £675,000 LEASEHOLD**

**A spacious three bedroom flat set on the second floor of
a period mansion block, located in
Widdenham Road in N7.**





Widdenham Road is located off Caledonian Road, its nearest tube stations being Holloway Road and Caledonian Road (both Piccadilly line) and close to local bus services and shops. The Kings Cross area is a one stop along the Piccadilly line from Caledonian Road tube station, for its amenities including Kings Cross Underground/overground stations, the Regents canal, Granary Square & the shops and restaurants of Coal Drops Yard. The Camden Town area is a bus ride away from Camden Road for its amenities and attractions including Camden Market alongside The Regents Canal

The property offers well-proportioned living accommodation and comprises a reception room, with an open plan kitchen with windows to the side, a windowed bathroom & three bedrooms (one of which has a bay window and one used as a study).

A word from the owner...." Our beautiful flat combines convenience, comfort and character. Widdenham Road is green, quiet and peaceful, yet only moments away from Holloway Road with its tube station, shops, cafes, Odeon cinema, library, and Sobell leisure centre and parks nearby. Highbury is also only a short walk away. A last-minute dash for almost anything couldn't be easier! We love how the flat has evolved with us – its large rooms and comfortable layout provided a versatile space, accommodating us as a young professional couple and later – as a family of four. The flat's period charm is truly special. The large windows let in a lot of light, adding to the airy and homely feel. The fireplaces, bay window, and high ceilings are an ideal setting for festive decorations and create a magical atmosphere. And our favourite – the end-of-terrace windows in the kitchen perfectly frame the spectacular bonfire night fireworks over the London skyline!"

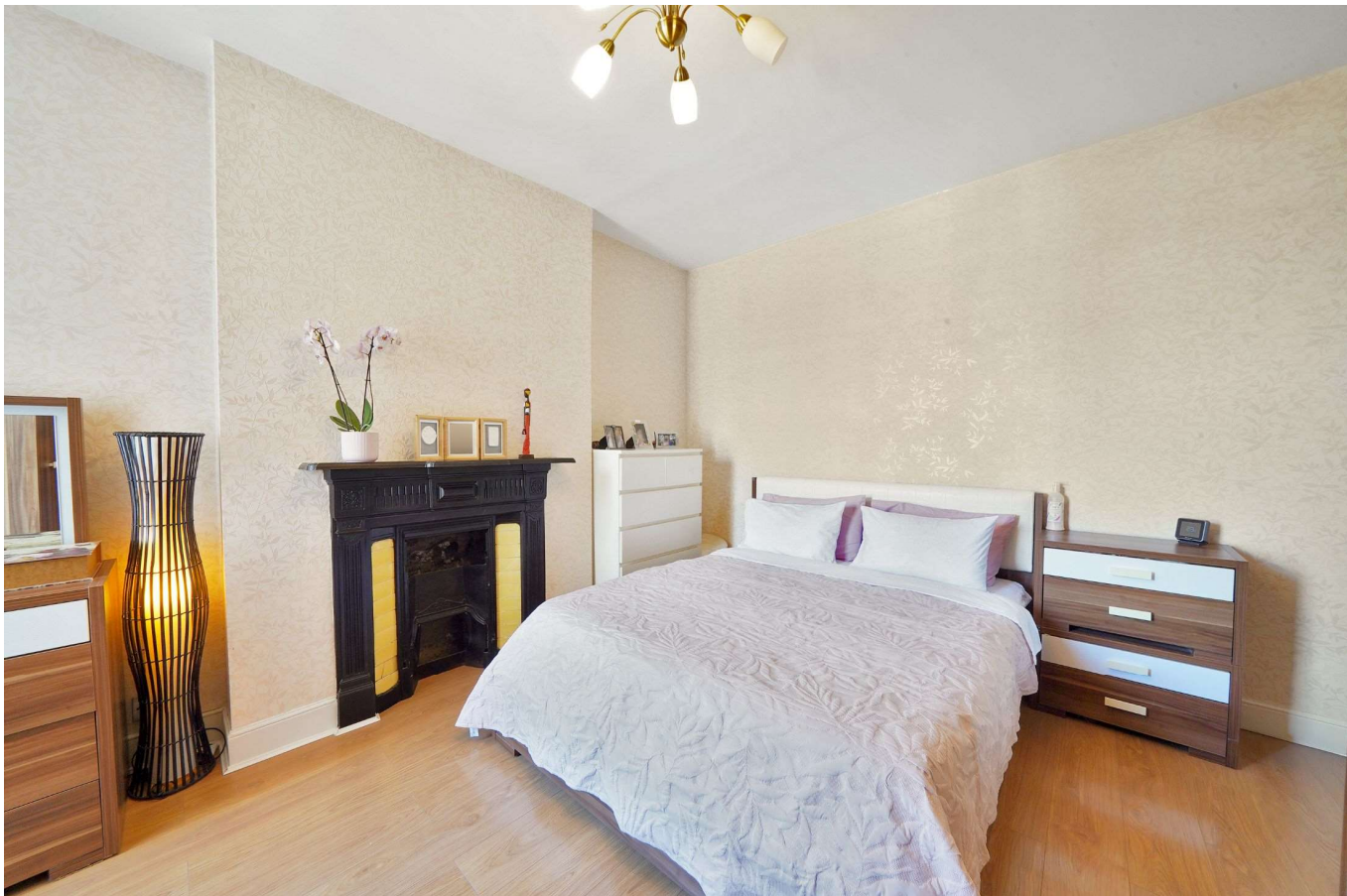
TENURE:	125 Years Lease from 29th September 1988
GROUND RENT:	£10p.a
SERVICE CHARGE:	£1,752.69 – Estimated for period 01.04.24 to 31.03.25 – For buildings insurance, management and other communal charges
Parking:	We have been advised by the owner - street parking by residents permit
Utilities:	The property is serviced by mains water, electricity, gas and sewage
Broadband and Data Coverage:	Ultrafast Broadband services are available via G Network, Virgin Media, Community Fibre.
Construction Type:	We have been advised by the owner - brick
Heating:	Gas central heating
Notable Lease Covenants & Restrictions:	Not to use the Flat for any purpose whatsoever other than as a private residential flat. To keep the floors of the demised premises 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: D (£2,011.82 for 2025/26).













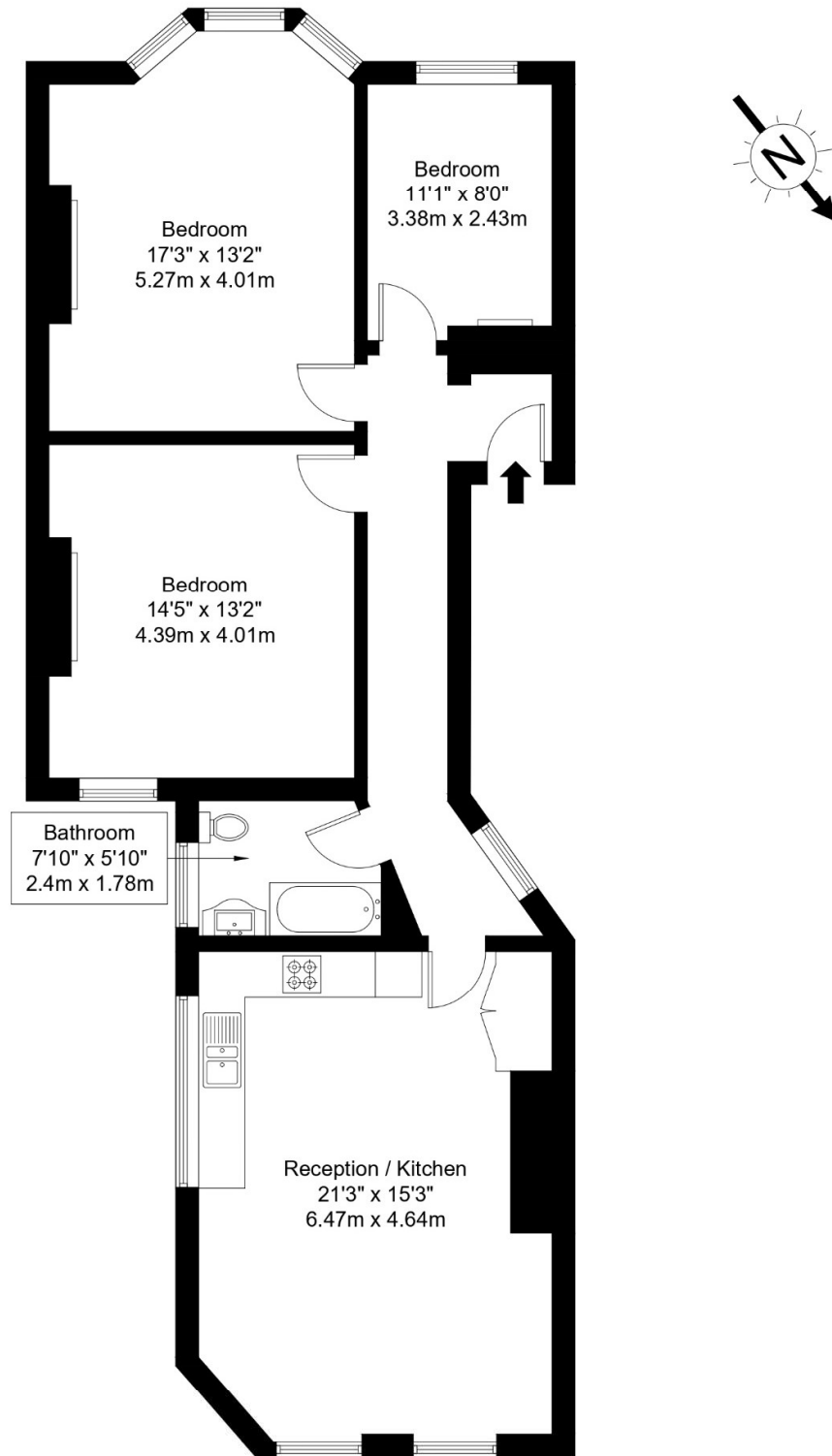
Whilst every attempt has been made in good faith to ensure the accuracy of these details, all data shown including the floorplan, are an interpretation for illustrative purposes only and should be used as a general outline for guidance only and is/are not to scale. Any areas, measurements or distances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

Widdenham Road, N7 9SE

Approx Gross Internal Area = 94.1 sq m / 1013 sq ft



Second Floor

Ref :

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**B L E U
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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