

**MCMORRAN HOUSE,
CHAMBERS ROAD, N7
£475,000 LEASEHOLD**

Offering for sale a three bedroom flat, set on the first floor of a purpose built building, set in the N7 area.





The flat is set in a building to the rear, and is located off Chambers Road, which runs into Parkhurst Road, its nearest tube stations being Holloway Road & Caledonian Road (both Piccadilly line) and Tufnell Park (Northern line) and close to local bus services, shops, cafes and pubs. The Kings Cross area is one stop along the Piccadilly line from Caledonian Road tube station, for its amenities including Kings Cross rail station, St Pancras Eurostar services, 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 attractions including Camden Market alongside The Regents Canal. Islington Upper Street & Highbury Corner are served by bus services from Holloway Road in one direction and Highgate in the other.

The flat offers well proportioned living accommodation and comprises a reception room, a separate kitchen, three bedrooms, a windowed separate w.c and a windowed shower room.

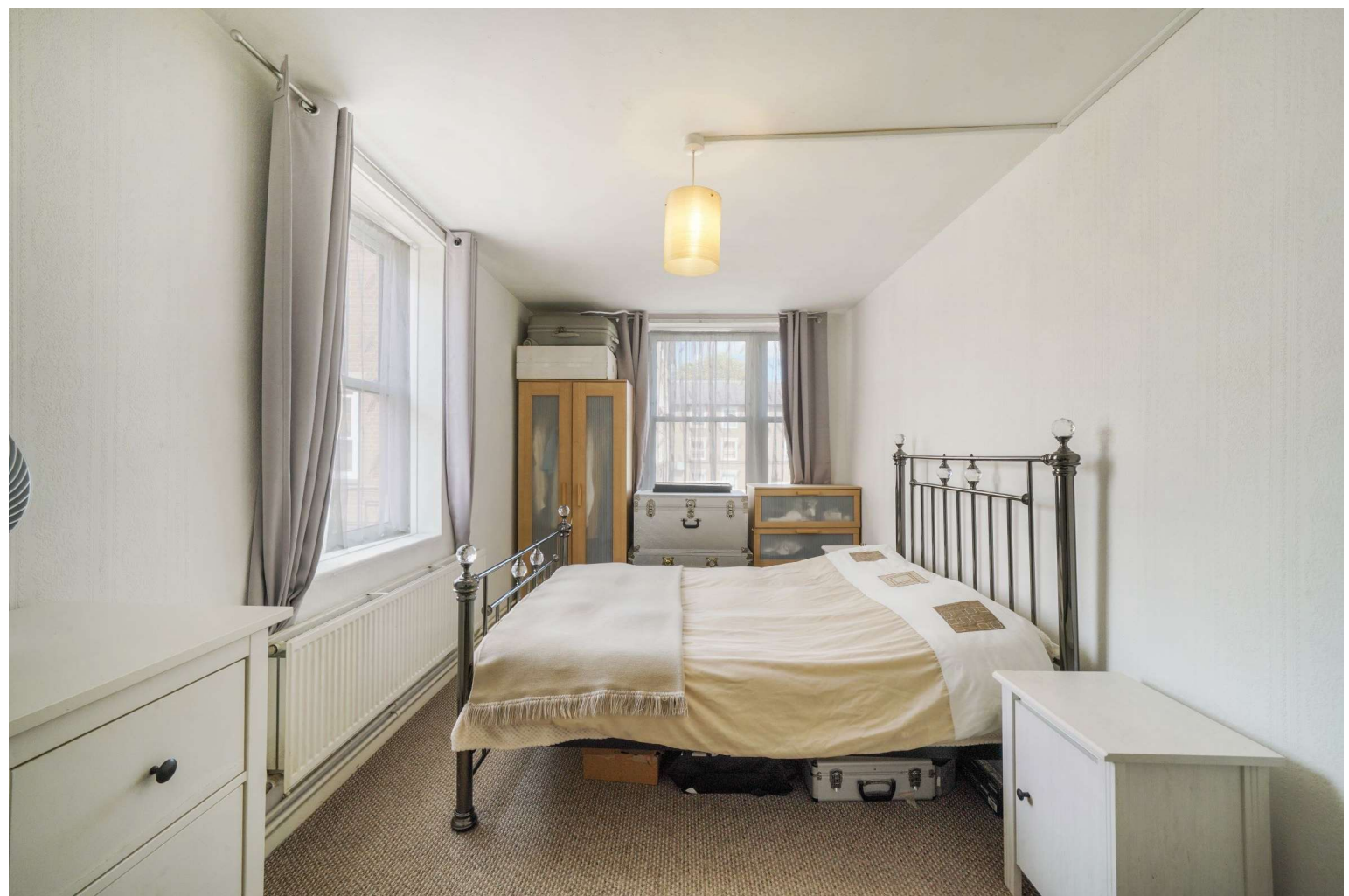
TENURE:	125 Years Lease from 12th December 1988 – We have been advised by the owner- they have begun the first stage of the process to renew the lease
GROUND RENT:	£10p.a
SERVICE CHARGE:	We have been advised by the owner £1632.25 is the estimated charge for period 01.04.25 to 31.03.26 – For general maintenance & repairs and for other communal charges - Unverified
Parking:	To be confirmed
Utilities:	The property is serviced by mains water, electricity, gas and sewage
Broadband and Data Coverage:	Ultrafast Broadband services are available via Openreach, Community Fibre, Hyperoptic, Virgin Media.
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 flat. Not to keep any animal or bird other than a small cage bird on the Premises.

Council Tax: London Borough of Islington - Council Tax Band: D (£2,011.82 for 2025/26).













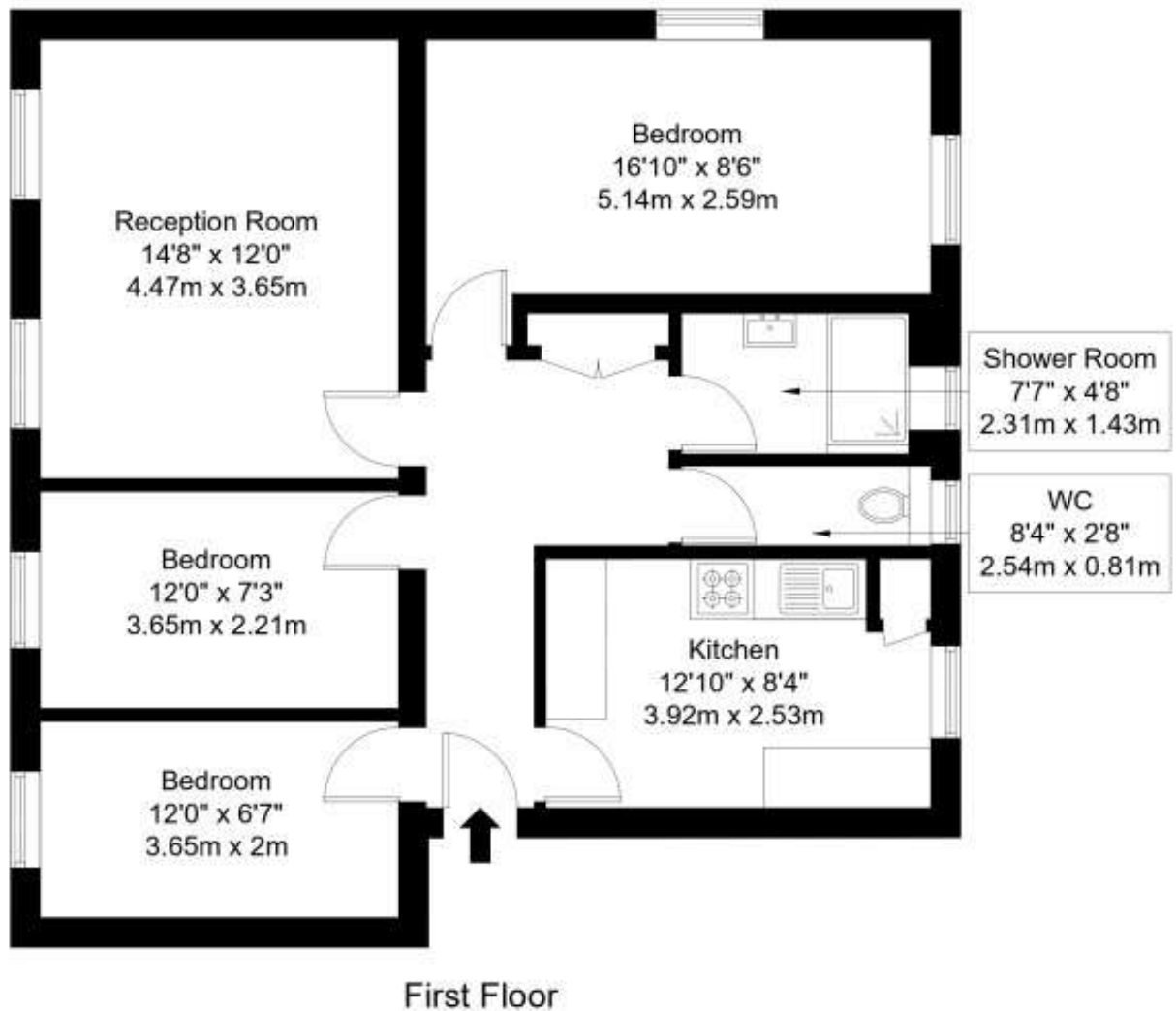
Whilst every attempt has been made in good faith to ensure the accuracy of these details, all data shown including the floorplan, are an interpretation for illustrative purposes only and should be used as a general outline for guidance only and is/are not to scale. Any areas, measurements or distances 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	74 C	82 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Mcmorran House, N7 0NP

Approx Gross Internal Area = 75 sq m / 807 sq ft



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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