

SEXTON HOUSE, BRECKNOCK ROAD ESTATE, N19 OFFERS IN EXCESS OF £500,000 LEASEHOLD

A spacious two double bedroom flat, set on the second floor of a purpose built building, with direct access from the reception room to a private balcony.





Sexton House is set back from Brecknock Road, nearest tube stations being Tufnell Park and Kentish Town (both Northern line) and close to Kentish Town Thameslink, local bus services, shops and cafes. 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 offers well proportioned living accommodation and comprises a reception room with fold back doors to a kitchen/breakfast room, (access from the reception room to balcony), two double bedrooms and a windowed bathroom.

TENURE: 125 Years Lease from 25th December 1995

GROUND RENT: £10p.a

SERVICE CHARGE: £2081.84 p.a - Estimated for period 01.04.23 to 31.03.24 – Buildings insurance, caretaking, comm. electricity and for other comm. charges – The owners will be paying from Oct 2023 £157.90pcm

Council Tax: London Borough of Islington - Council Tax Band: C (£1,612.79 for 2023/24).





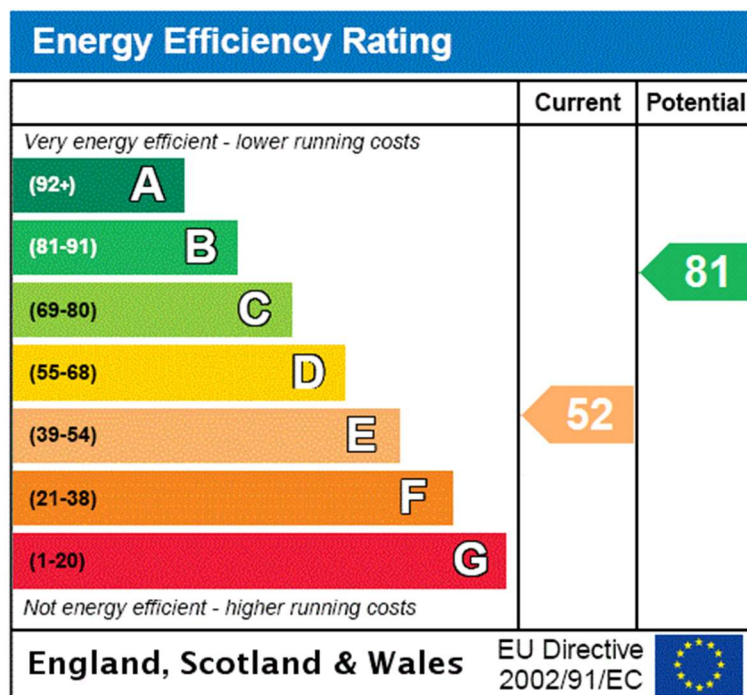






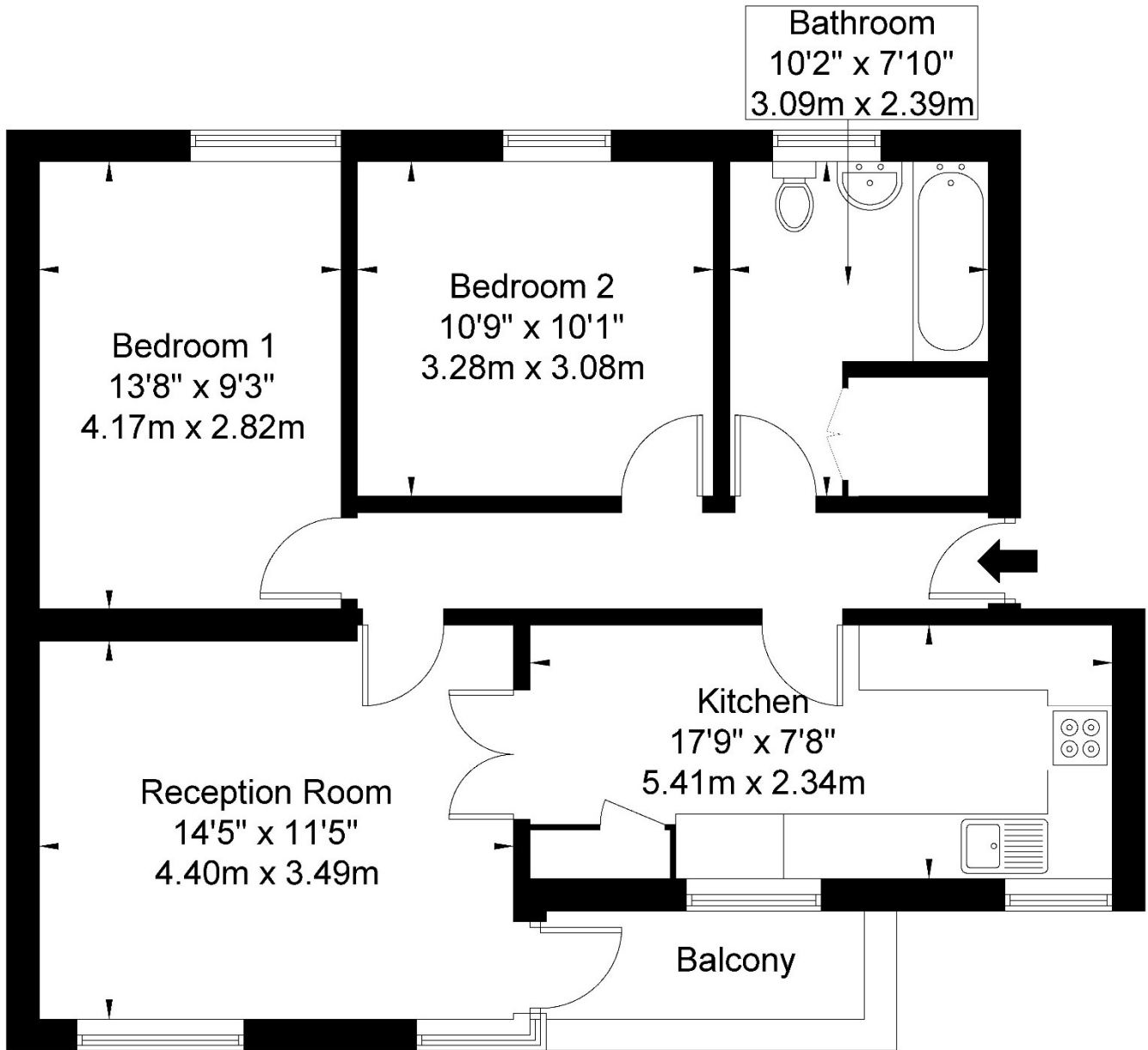
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The agent has not tested any apparatus, equipment, fixtures & fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. These details 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.



Sexton House Brecknock Road Estate, N19 5AT

Approx. Gross Internal Area = 66.9 sq m / 720 sq ft



Second 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. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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