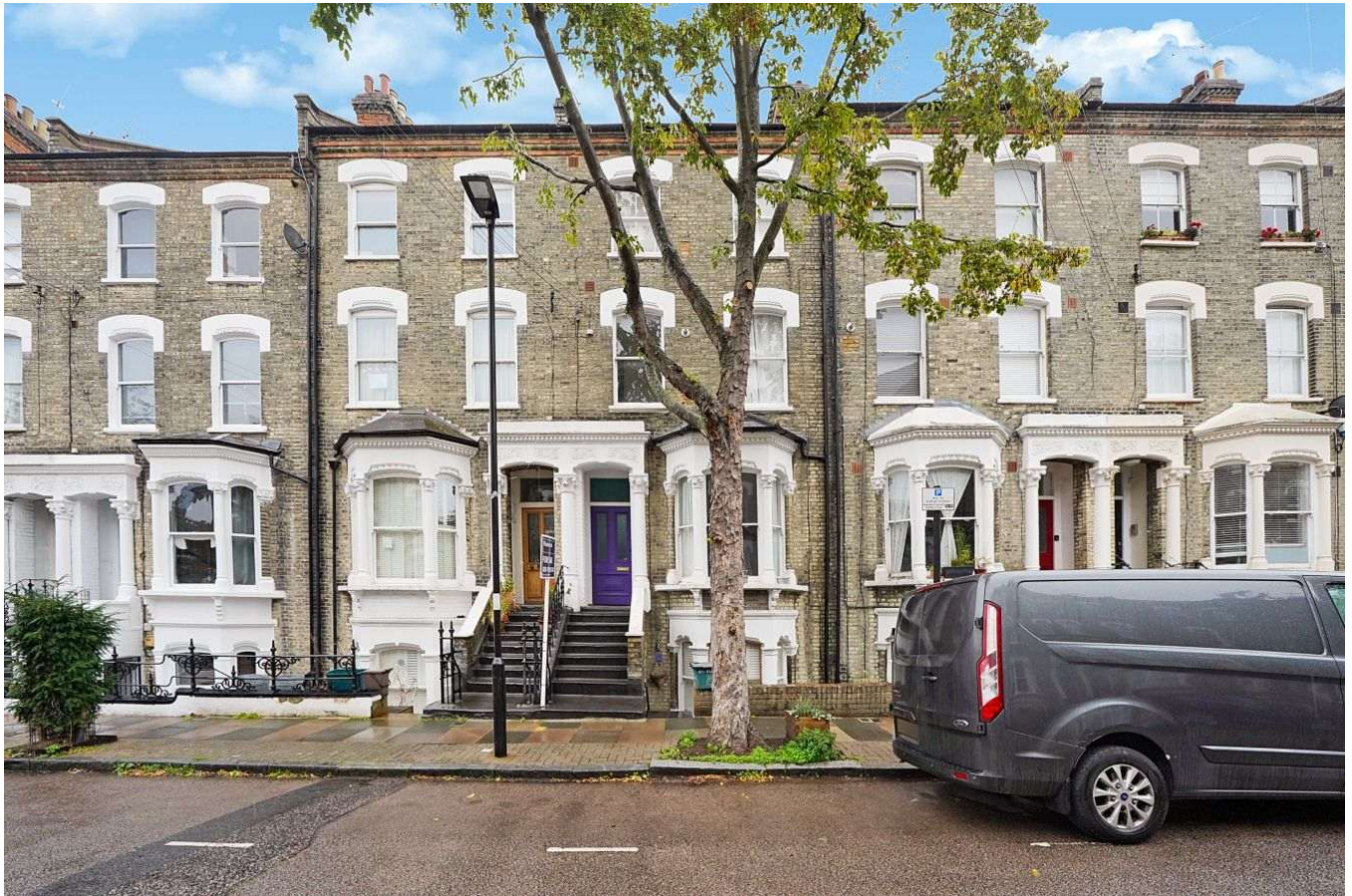


**CRAYFORD ROAD N7
£550,000 LEASEHOLD**

We are delighted to offer for sale a well-presented two bedroom chain-free flat, set on the second & third (top) floors of a four storey period building.





Crayford Road is within a cluster of roads located off Carleton Road, nearest tube stations being Tufnell Park (Northern line), Holloway Road and Caledonian Road (both Piccadilly line) and close to local bus services, shops, cafes, Tufnell Park Tavern & Tufnell Park playing Fields with its tennis courts. 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 Kings Cross area is one stop along the Piccadilly line from Caledonian Road tube station 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 property is arranged over the top two floors, and has its entrance on the first floor below off the communal hallway. The flat comprises a reception room, a separate kitchen, a bathroom and a bedroom all on the second floor, with stairs to a further bedroom on the third (top) floor above.

TENURE: 167 Years Lease from 25th December 2004

GROUND RENT: £200 – period 25.06.24 to 24.06.25

SERVICE CHARGE: £364.36 -- For buildings insurance period 16.05.24 to 15.05.2025, management fee period 12.05.24 to 11.05.25 and EDF – to 31.08.24

Parking: We have been advised by the owner on road parking with residents permit from council

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

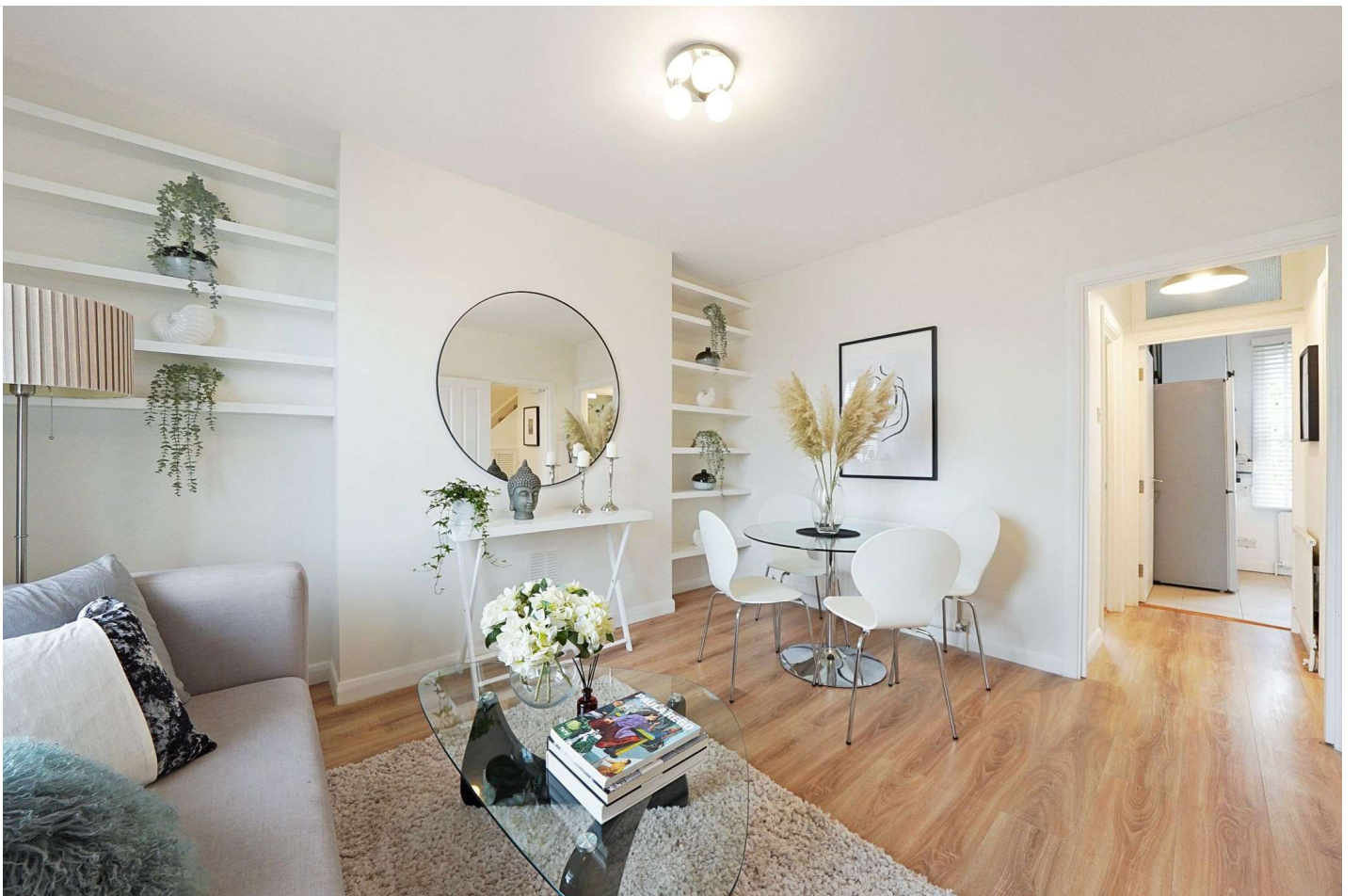
Broadband and Data Coverage. Ultrafast Broadband services are available via Virgin Media.

Construction Type: We have been advised by the owner brick with slate 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 reside, or let any other person reside in the Flat unless the floors thereof (including the passages) are close covered with carpet and underfelt or (in the bathroom, lavatory and kitchen only), linoleum or sound-absorbing tiles.

Council Tax: London Borough of Islington - Council Tax Band: C (£1,788.28 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		77 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

Crayford Road, N7 0ND

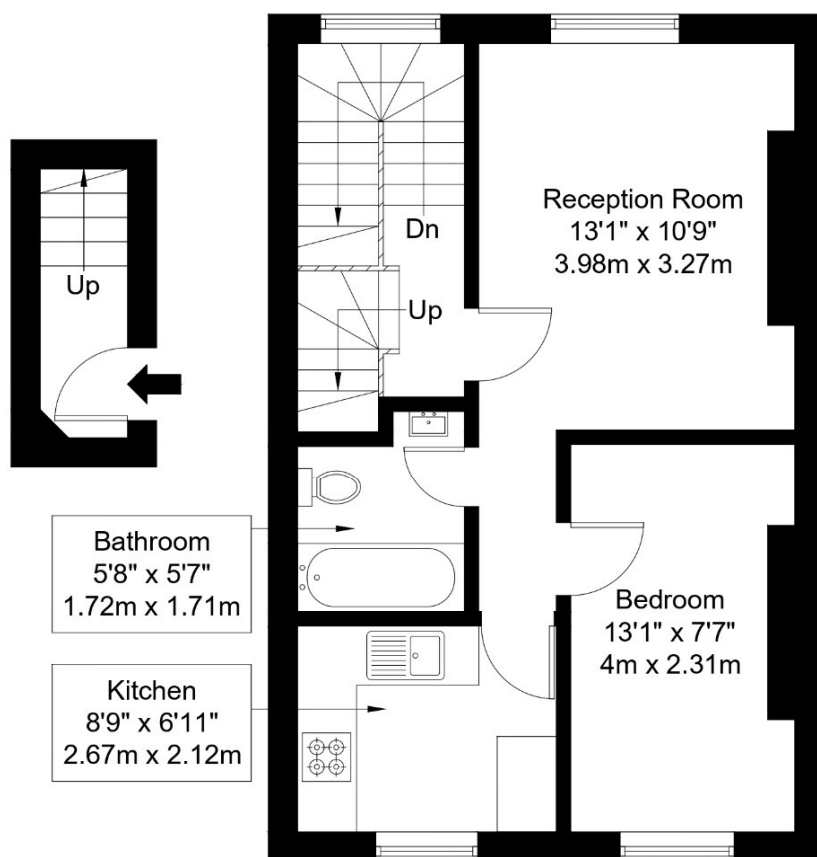
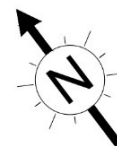
Approx Gross Internal Area = 67.3 sq m / 724 sq ft

Restricted head height = 4.4 sq m / 47 sq ft

Total = 71.7 sq m / 771 sq ft

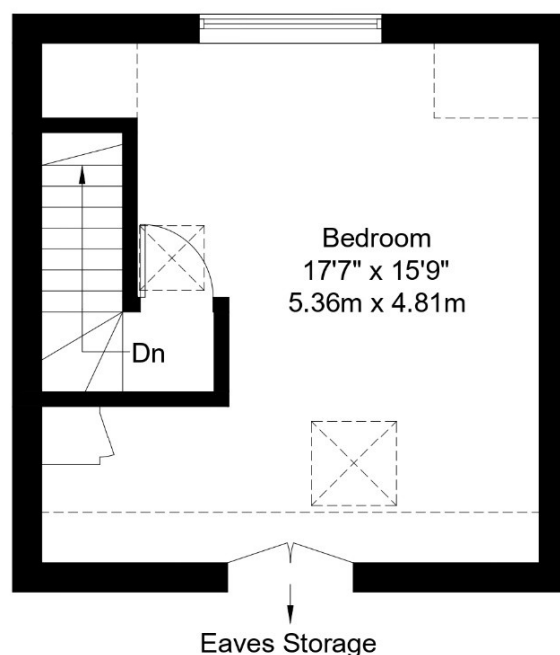


= Reduced headroom below 1.5m / 5'0



First Floor

Second Floor



Third 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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