

# **CRAYFORD MEWS N7 OFFERS IN EXCESS OF £800,000 SHARE OF FREEHOLD**

**A superb two bedroom two storey modern house,  
set in a gated development in the N7 area.**







Crayford Mews is located off Crayford Road, which is set 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 comprises a reception room with access through to a kitchen, and a cloakroom all on the ground floor. Stairs then lead up to a bathroom, a second bedroom and the main bedroom which has an ensuite shower room and access to a balcony, all on the first (top) floor above. The property also has access to a private patio garden, and a communal garden to the side of the buildings.

**TENURE:** 1000 Years Lease from 1<sup>st</sup> January 2016

**GROUND RENT:** a peppercorn

**SHARE OF FREEHOLD;**

**SERVICE CHARGE:** £927.60 - Period April to September 2025 – For buildings insurance and other communal charges

**Parking:** None

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

**Broadband and Data Coverage.** Broadband services are available via Openreach.

**Construction Type:** We have been advised by the owner - brick with steel structure and common metal roofspan

**Heating:** Mitsubishi head pump

**Noteable Lease Covenants & Restrictions** Not to use the property for any purpose whatsoever other than as a private residential property. Not to sub-let the property unless on an Assured Shorthold Tenancy Agreement. Or any other tenancy agreement whereby the tenant does not obtain security of tenure on expiry or earlier termination of the term for the whole of the Property for occupation as a single household. Not to keep any animal, bird or reptile on the Property except birds in cages or fish in tanks or other small animals in cages or tanks or a dog or cat (here meaning one dog and/or one cat only).

Council Tax: London Borough of Islington - Council Tax Band: E (£2,458.89 for 2025/26)



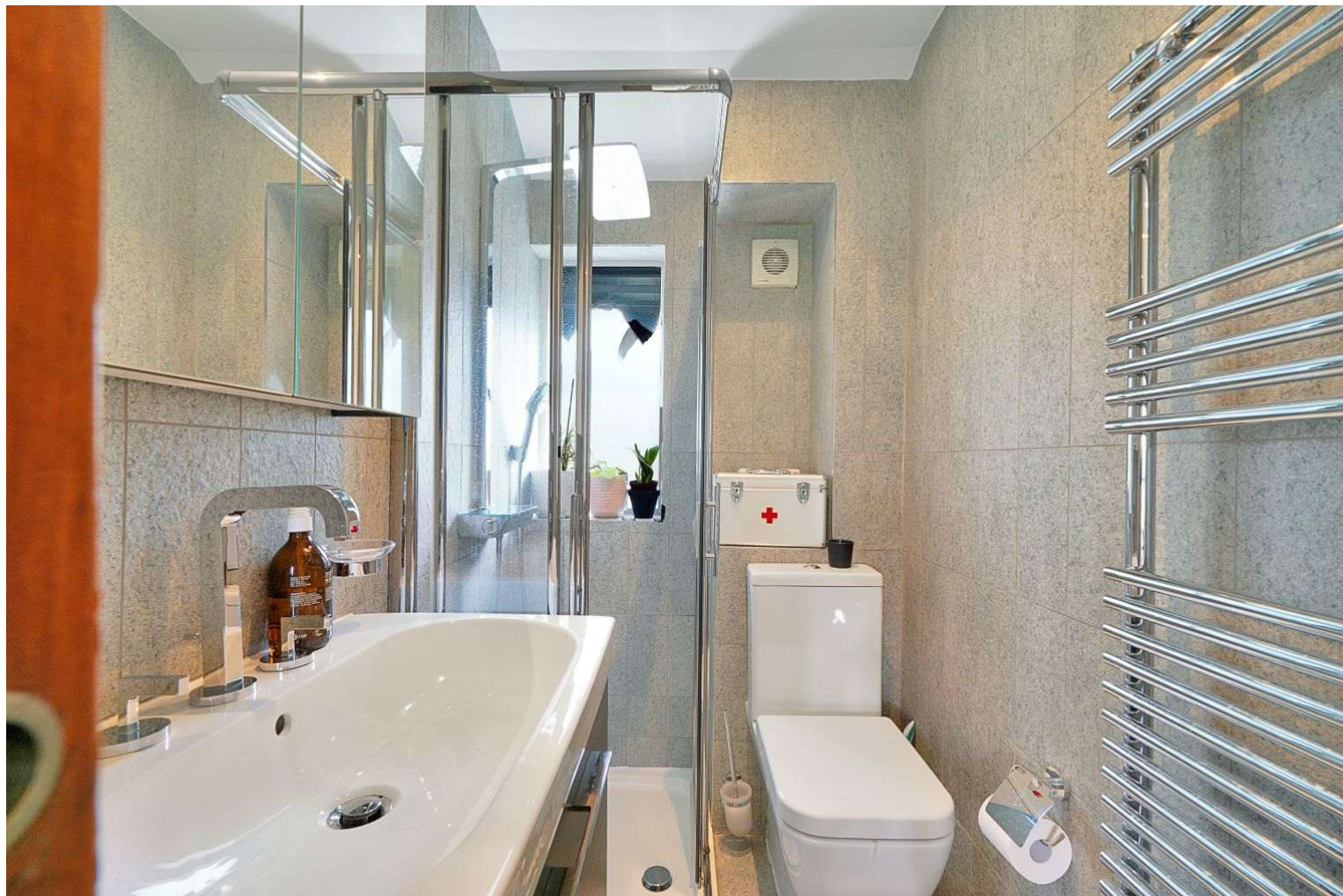
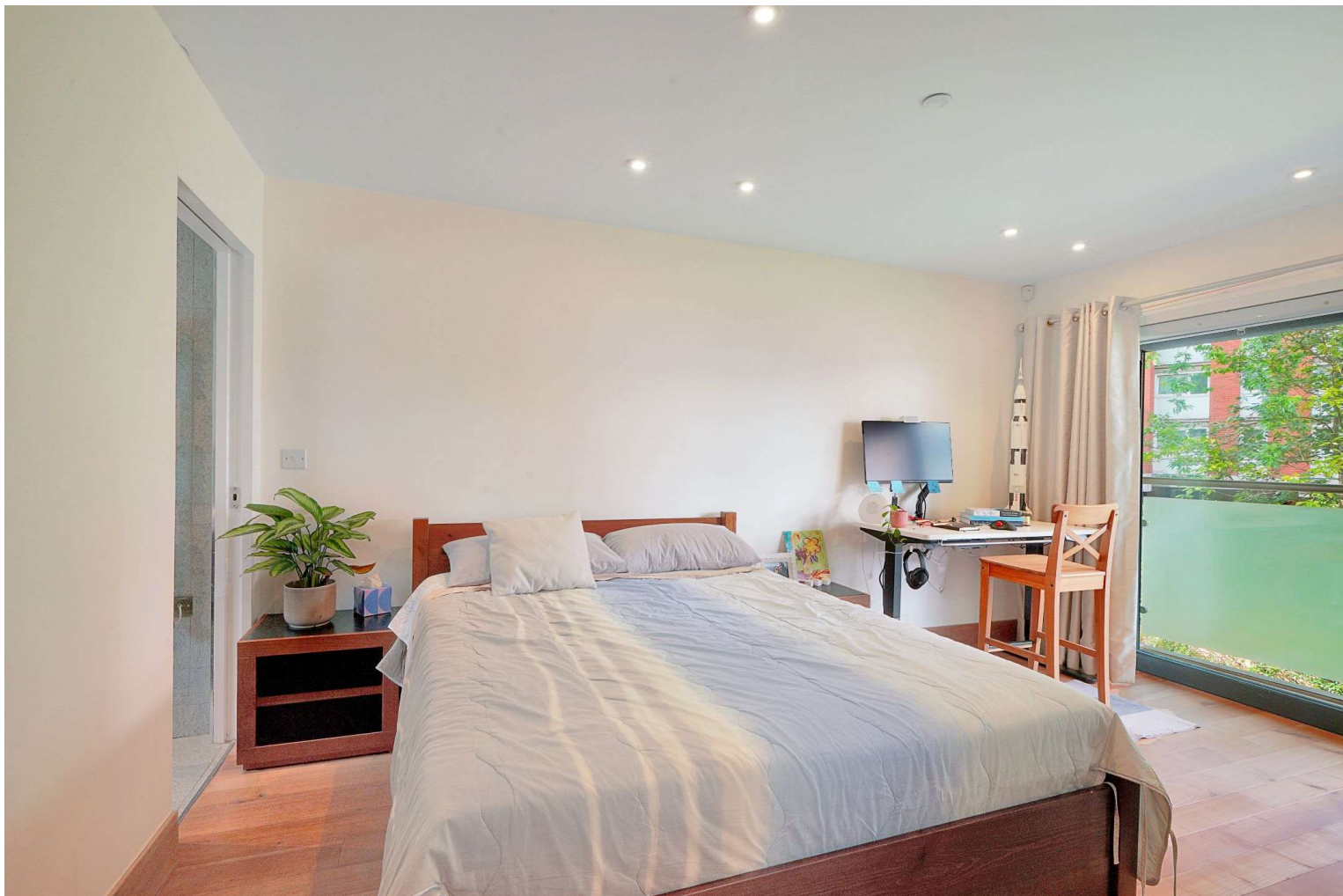




















A view of the Communal Garden

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		100 A
81-91	B	86 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



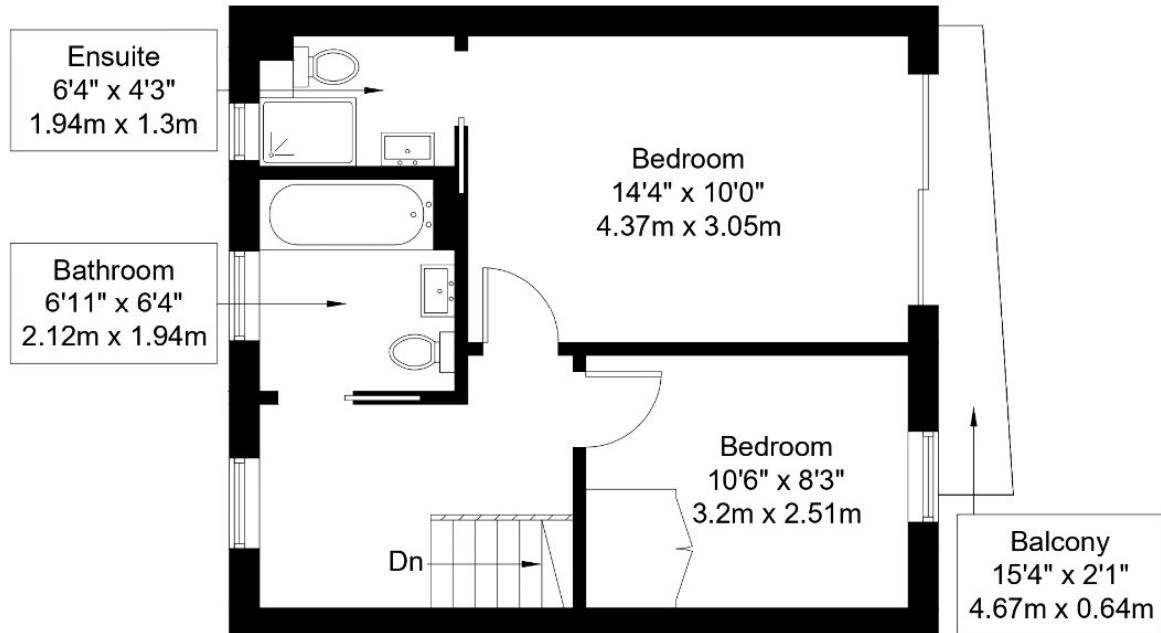
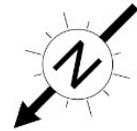
# Crayford Mews, N7 0DQ

Approx Gross Internal Area = 73.3 sq m / 789 sq ft

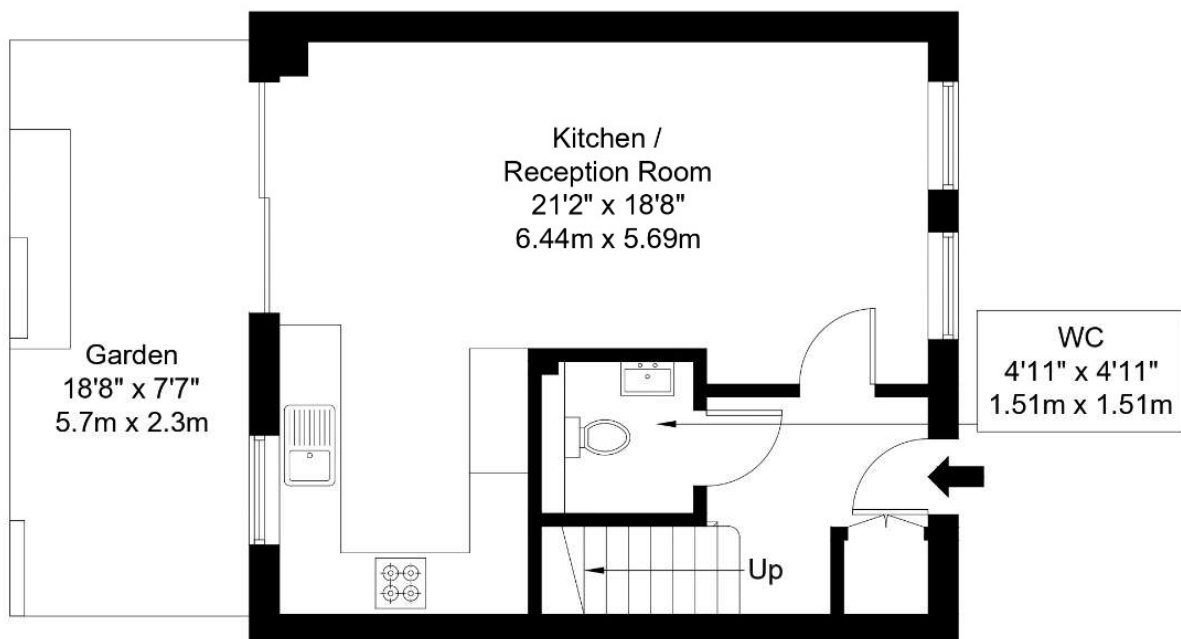
Balcony = 2.8 sq m / 30 sq ft

Garden = 13.6 sq m / 146 sq ft

Total = 89.7 sq m / 965 sq ft



First Floor



Ground Floor

Ref :

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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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