PEMBERTON GARDENS N19
OFFERS IN EXCESS OF
£500,000 LEASEHOLD

A two bedroom chain free flat set on the raised ground floor of an attractive period detached building.

Pemberton Gardens is located between Holloway Road and Junction Road, nearest tube station being Archway (Northern line) and close to Upper Holloway overground station, local bus services, shops, cafes, restaurants, pubs and Whittington Park. Highgate is close by as are the open spaces of Parliament Hill Fields which is not too far away with Hampstead Heath beyond.

This bright flat comprises a reception room, a large separate kitchen/breakfast room, a shower room & two bedrooms.

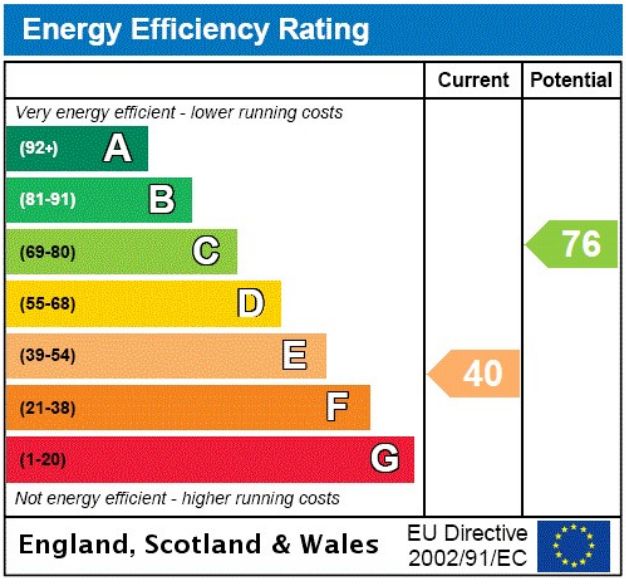
Viewing is recommended.

TENURE: **125 Years Lease from 1st January 2005**

BEKO

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.

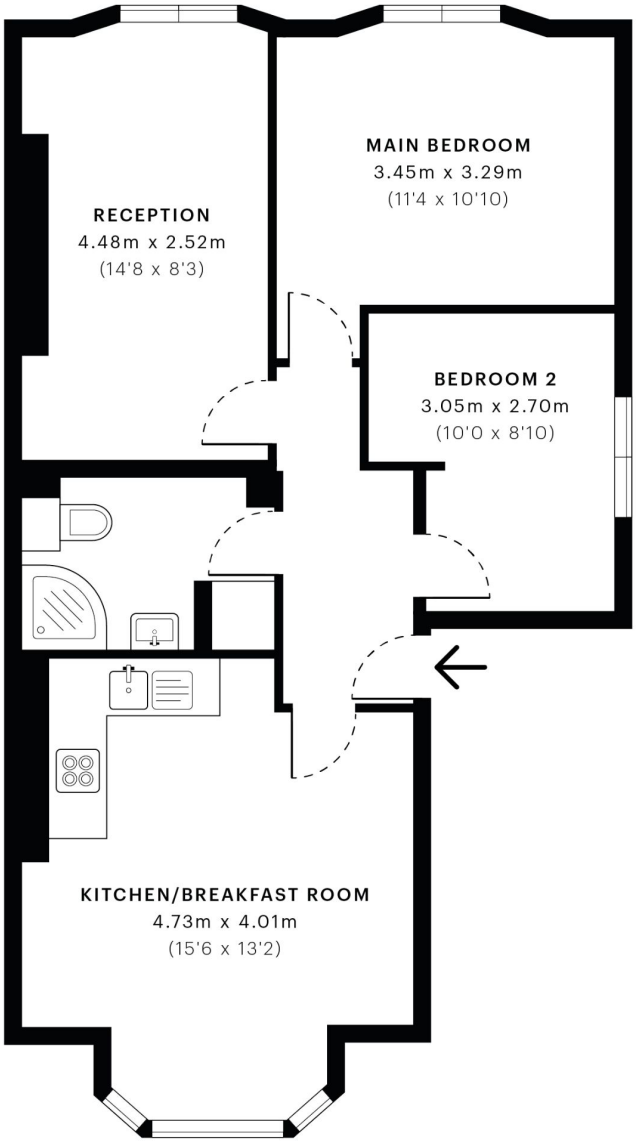


Winkworth

Pemberton Gardens, N19

CAPTURE DATE 05/05/2021 LASER SCAN POINTS 1,612,789

GROSS INTERNAL AREA
54.83 sqm / 590.19 sqft



— Raised Ground Floor

GROSS INTERNAL AREA (GIA)
The footprint of the property
54.83 sqm / 590.19 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes washrooms, restricted head height
51.69 sqm / 556.39 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
0.00 sqm / 0.00 sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.5 m
0.00 sqm / 0.00 sqft

spec Verified

RICS Certified Property Measurer

Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 54.50 sqm / 586.63 sqft
IPMS 3C RESIDENTIAL 52.66 sqm / 566.83 sqft

SPEC ID 608ab5fa7124610dd01d65fe