



ARCHWAY ROAD, N19  
£275,000 LEASEHOLD

**A CHAIN-FREE, GROUND FLOOR ONE  
BEDROOM APARTMENT WITH DIRECT  
ACCESS TO A COMMUNAL REAR GARDEN.**

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## DESCRIPTION:

The property comprises 464 sq. ft accommodation with direct access to a communal rear garden and is offered chain-free with immediate vacant possession.

## LOCATION:

The property is located in an elevated position via several steps adjacent to Archway Road at the foot of Whitehall Park. Archway Tube Station is located within a quarter of a mile and there are bus services into the City and West End close by.

## MATERIAL INFORMATION:

**Tenure:** 125 year lease from 1st January 2007.

**Service Charges:** Our client advises the annual service charge is £2,205.50. This pays for a variety of items including general maintenance costs, cleaning common areas, window cleaning, gardening, electricity, management fees, buildings insurance, fire control and a reserve provision

**Ground Rent:** £400.00 per annum.

**Council Tax Band:** Islington Council BAND C (£1,707.13 for 2024/25).

**Parking: By Permit:** Permits available to be purchased via Islington Council.

**Utilities:** Mains connected electricity, gas, water and sewerage. All services have not and will not be tested.

**Broadband and Data Coverage:** According to Ofcom, Standard Broadband is available with a very high confidence level of 5G data coverage for mobile phones.

**Construction Type:** Cavity brick and flat asphalt roof covering.

**Heating:** Gas central heating. All services have not, and will not be tested.

**Lease Covenants/Restrictions:** Not to use the Flat for any purpose whatsoever other than as a private residential flat. Not to keep poultry or other livestock save domestic pets provided they do not become or cause a nuisance to the occupiers of the Property.

**IMPORTANT NOTE:** Finance-backed offers will need to be qualified by Just Mortgages before they are submitted to our client using the link below.

<https://jmnbc-corporate-introduction-form.paperform.co>





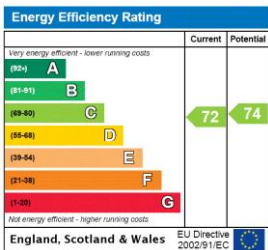


**Archway Road N19**  
 Approx. 43.1 sq. metres (464.3 sq. feet)

Total area: approx. 43.1 sq. metres (464.3 sq. feet)

Whilst every attempt has been made in good faith to ensure the accuracy of this floor plan, all data shown is an interpretation for illustrative purposes only and should be used as a general outline for guidance only and is not to scale. Any areas, measurements or distances quoted on the floor plan 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 a full survey as to the correctness of each detail contained within this floor plan as it is not to be relied upon as a statement or representation of fact.  
 Plan produced using PlanUp.

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.



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