

**HEDDINGTON GROVE, N7
OFFERS IN EXCESS OF
£425,000 LEASEHOLD**

Offering for sale a two bedroom flat, set on the ground floor of a purpose built building with an allocated parking space, located in the N7 area.





Heddington Grove is located off Stock Orchard Crescent, which runs off with Caledonian Road, nearest tube stations being Holloway Road & Caledonian Road (both Piccadilly line) and close to local services and shops. 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 flat comprises a reception room with access through to a kitchen, a windowed bathroom, two bedrooms, one of which has access to a recessed walk in wardrobe area and an allocated parking space.

TENURE: 990 Years Lease from 1st April 1992 - at a peppercorn ground rent - Awaiting registration at land registry

SERVICE CHARGE: £29.33pcm estimated for period 01.04.25 to 31.03.26 for management fee and health and safety

Parking: An allocated parking space

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

Broadband and Data Coverage: Ultrafast Broadband services are available via Openreach, Hyperoptic.

Construction Type: We have been advised by the owner - brick

Heating: We have been advised by the owner – Electric wall heaters

Notable Lease Covenants & Restrictions: Not to use the Flat for any purpose whatsoever other than as a private residential flat. No bird, cat, dog or other animal which may cause annoyance to any owner or occupier of other parts of the Managed Buildings or the Estate shall be kept in or on the premises.

Tax: London Borough of Islington - Council Tax Band: D (£2,011.82 for 2025/2026)













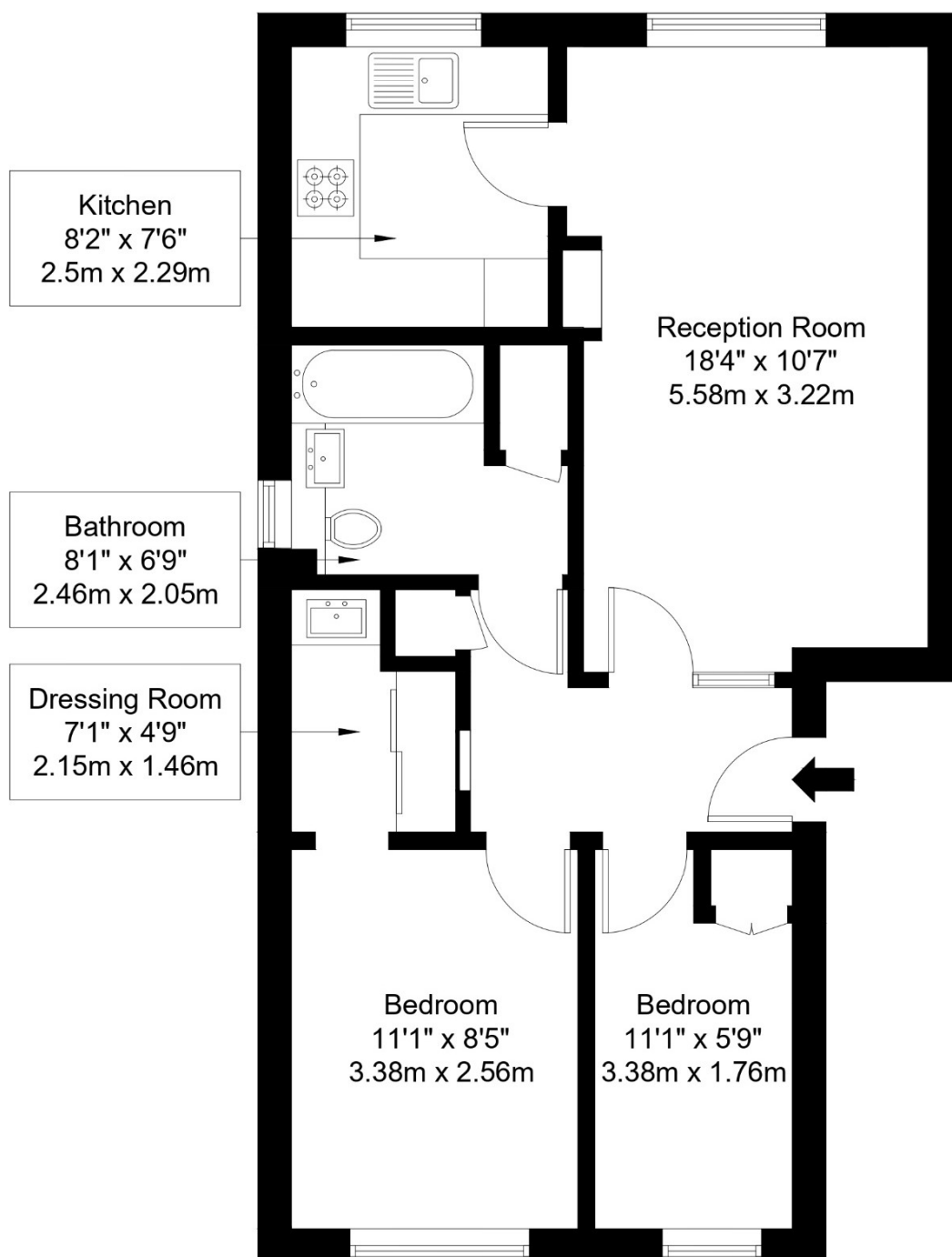
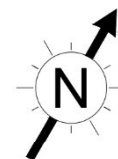
Whilst every attempt has been made in good faith to ensure the accuracy of these details, all data shown including the floorplan, are an interpretation for illustrative purposes only and should be used as a general outline for guidance only and is/are not to scale. Any areas, measurements or distances 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		76 C
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

Heddington Grove, N7 9SY

Approx Gross Internal Area = 53.5 sq m / 576 sq ft



Ground 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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