

**TAIT HOUSE, WARD ROAD, N19  
£475,000 SHARE OF FREEHOLD**

**A two bedroom chain free flat set on  
the first floor of a private purpose-  
built block, well located for Tufnell  
Park tube station.**





Tait House is located on the junction of Ward Road with Junction Road, with gated communal entrances in both Ward Road & Fulbrook Road, within close proximity of Tufnell Park tube station (Northern line) and close to good local bus services, shops, cafes & restaurants along Fortess Road.

The property offers well proportioned living accommodation and comprises a reception room, a separate kitchen, two bedrooms (one of which has fitted wardrobes), a windowed bathroom and a private underground parking space.

Internal viewing is recommended.

**TENURE:** **999 Years Lease from 29<sup>th</sup> September 1972**

**SHARE OF FREEHOLD**











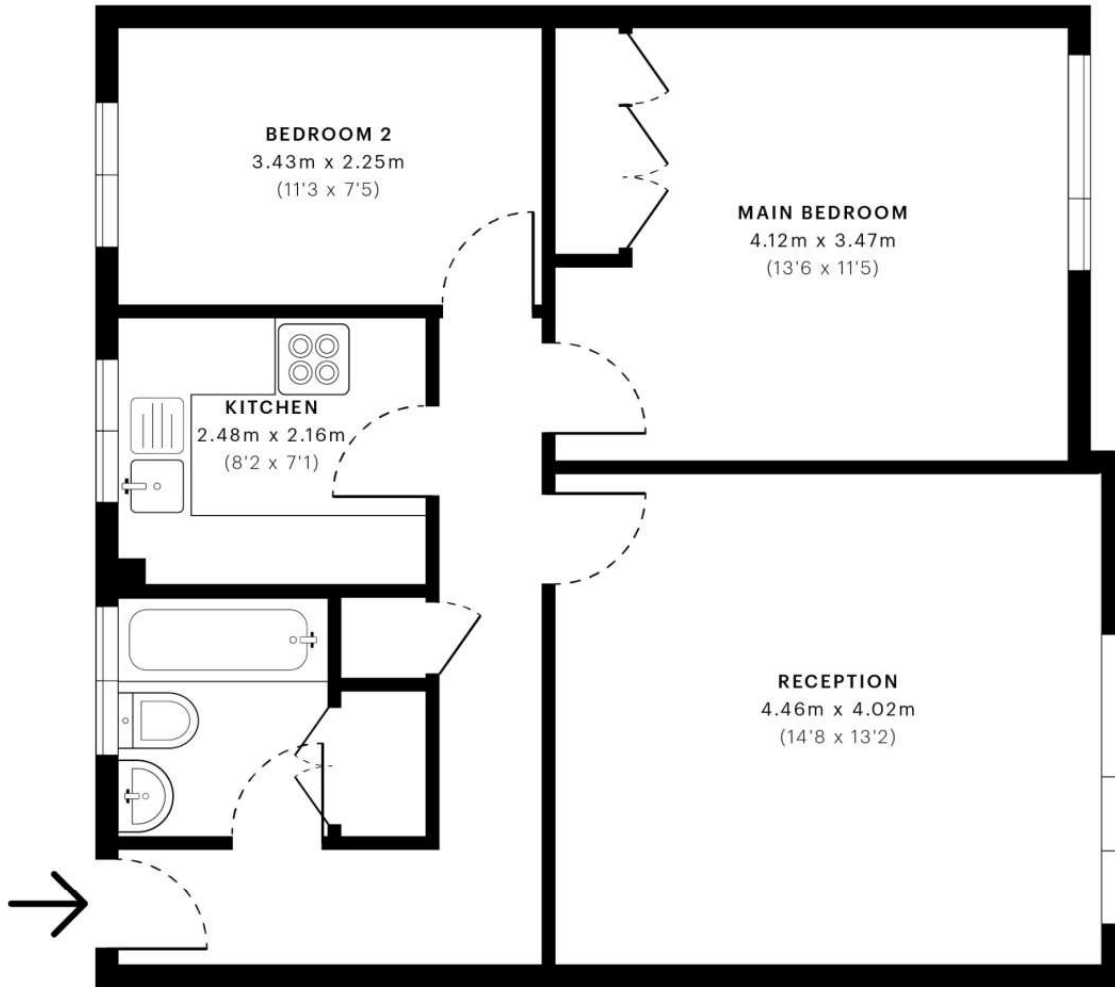


Whilst every attempt has been made in good faith to ensure the accuracy of these details, all data shown including the floorplan, are an interpretation for illustrative purposes only and should be used as a general outline for guidance only and is/are not to scale. Any areas, measurements or distances 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>		
(55-68) <b>D</b>	64	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	





— First Floor

 **GROSS INTERNAL AREA (GIA)**  
The footprint of the property  
59.67 sqm / 642.28 sqft

 **NET INTERNAL AREA (NIA)**  
Excludes walls and external features  
Includes washrooms, restricted head height  
56.71 sqm / 610.42 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 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 59.67 sqm / 642.28 sqft  
IPMS 3C RESIDENTIAL 56.76 sqm / 610.96 sqft

SPEC ID 61d731ec6bbedd0db74e1aa3