

**HUDESTON ROAD N7
OFFERS IN EXCESS OF
£550,000 LEASEHOLD**

A spacious one bedroom chain-free flat, set on the lower ground of a substantial period building, with its own entrance and direct access to a private rear garden.





The property is set along Huddleston Road, a cul-de-sac located off Tufnell Park Road, nearest tube station being Tufnell Park (Northern line) and close to local bus services, shops, cafes, Tufnell Park Tavern and Tufnell Park playing fields including its tennis courts.

The flat, which needs updating, backs onto Tufnell Park playing fields and offers well-proportioned living accommodation. It comprises a private entrance to the flat, a reception room with a bay, a separate kitchen/breakfast room, a windowed shower room, a bedroom & with direct access to its own rear garden.

TENURE: 999 Years Lease from 24th June 1973

GROUND RENT: a peppercorn

SERVICE CHARGE: We have been advised by our client that they pay £25pcm approx. for buildings insurance, & 25% of any communal bill plus 10% of that bill to the freeholder - Unverified

Council Tax: London Borough of Islington - Council Tax Band: D (£1,814.39 for 2023/24).



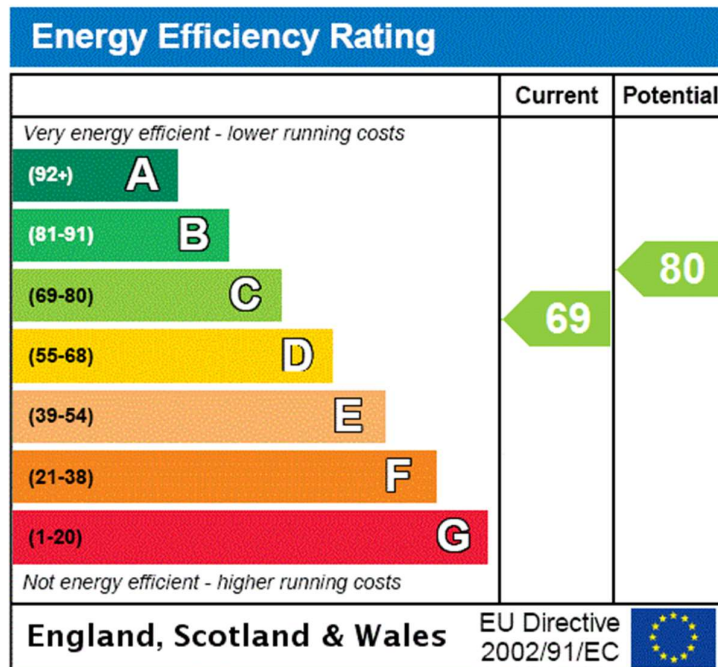






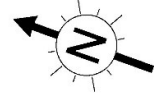
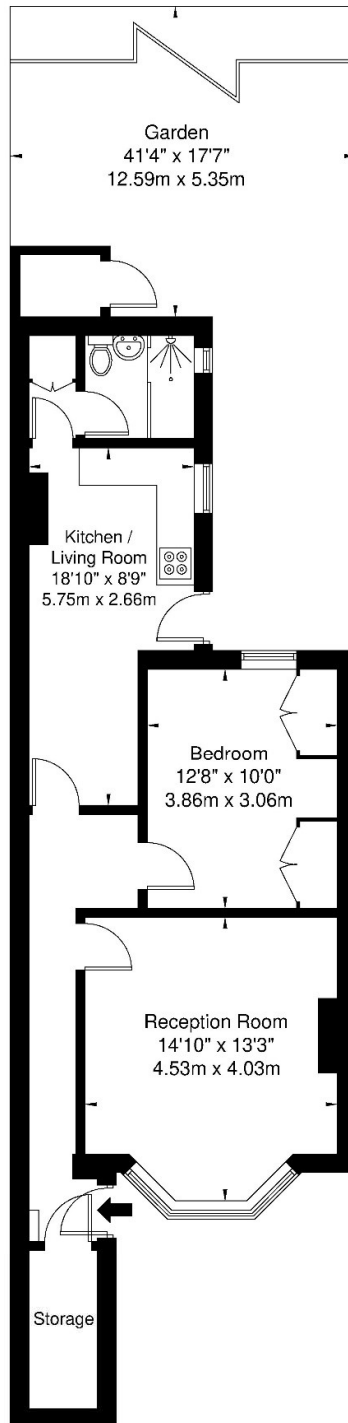
Whilst every attempt has been made in good faith to ensure the accuracy of these details, all data shown including the floorplan, are an interpretation for illustrative purposes only and should be used as a general outline for guidance only and is/are not to scale. Any areas, measurements or distances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



Huddleston Road, N7 0EG

Approx. Gross Internal Area = 58.7 sq m / 632 sq ft



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. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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