

**ST. GEORGES AVE N7  
OFFERS IN EXCESS OF  
£700,000 SHARE OF FREEHOLD**

**We are delighted to offer for sale a three bedroom chain-free flat set on the first floor of a substantial period building, set on a tree-lined street in Tufnell Park, with direct access to a private roof terrace.**





The property is set at the “ cul-de-sac end”, as St Georges Ave is a no through traffic road, which is located off Huddleston Road at the other end, nearest tube station being Tufnell Park (Northern line) and close to local bus services, shops, cafes, Tufnell Park Tavern & Tufnell Park playing fields including its tennis courts. Islington Upper Street & Highbury Corner, for Highbury Fields, are served by bus services from Holloway Road in one direction, with Highgate in the other.

The flat offers well-proportioned living accommodation and comprises a reception room with a bay, a kitchen/breakfast room with direct access to a roof terrace to the rear of the building, a shower room and three bedrooms( one with an ensuite bathroom).

**TENURE:** 999 Years Lease from 24<sup>th</sup> June 1997

**SHARE OF FREEHOLD:**

**SERVICE CHARGE:** We have been advised by the owner they pay 25 % share of maintenance, except communal painting or cleaning the hall stairwell when it is one third.

**Parking:** We have been advised by the owner there is a parking permit scheme for the flat

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

**Broadband and Data Coverage.** Ultrafast Broadband services are available via Openreach, G Network, Virgin Media. 5G data is also available in this area information via Ofcom.

**Construction Type:** We have been advised by the owner brick and slate roof and timber windows

**Heating:** Gas central heating

**Lease Covenants:** None of any note.

**Lease Restrictions:** Not to use the Flat for any purpose whatsoever other than as a private residential flat. Not to keep any bird, dog, cat or other live animal which may be a nuisance or annoyance to other flat occupiers.

Council Tax: London Borough of Islington - Council Tax Band: D (£1,920.53 for 2024/25).





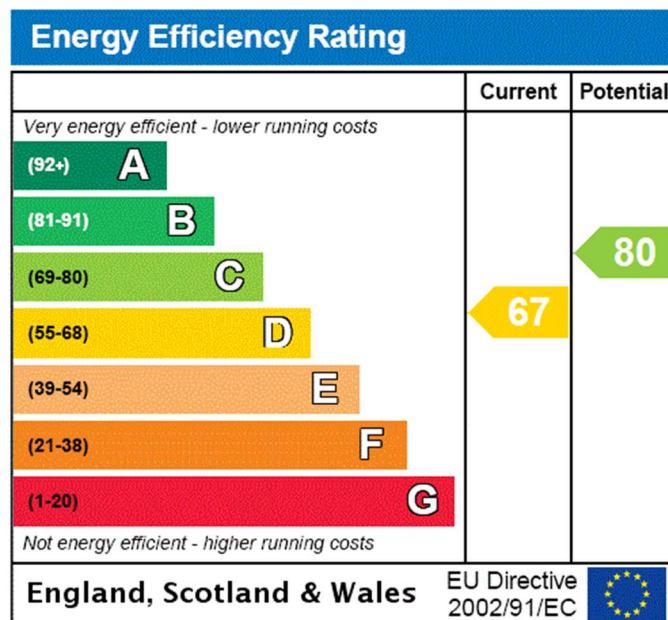






Whilst every attempt has been made in good faith to ensure the accuracy of these details, all data shown including the floorplan, are an interpretation for illustrative purposes only and should be used as a general outline for guidance only and is/are not to scale. Any areas, measurements or distances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



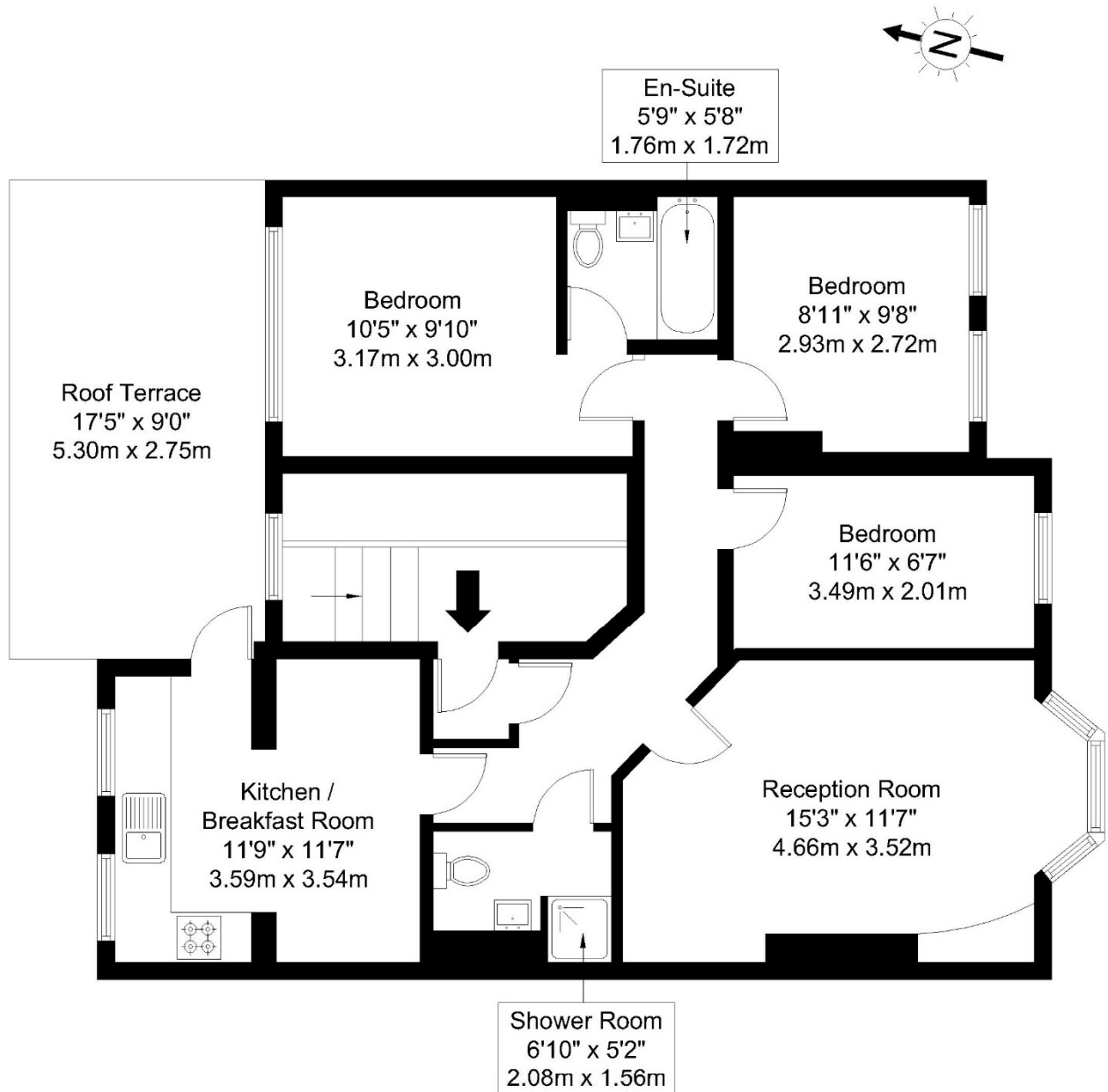


# St Georges Ave, N7 0HD

Approx Gross Internal Area = 71.7 sq m / 772 sq ft

Roof Terrace = 16.3 sq m / 175 sq ft

Total = 88 sq m / 947 sq ft



## First Floor

Ref:

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PLAN**

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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