

**HUNTER HOUSE, JUNCTION ROAD, N19  
OFFERS IN EXCESS OF  
£350,000 LEASEHOLD**

**A well-presented one bedroom flat set on the ground floor of a purpose-built block, with a garage to its rear, well located for Tufnell Park underground station.**





Hunter House is located on Junction Road, within close proximity of Tufnell Park tube station (Northern line) and close to local bus services, shops & cafes & not too far to Parliament Hill Fields with Hampstead Heath beyond. The Kings Cross area is a bus ride away from Junction Road, 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.

This stylish flat, accessed via a few stairs in the communal hallway up to the flats door, comprises a reception room, a separate kitchen, a bedroom to the rear of the flat, a windowed shower room, a garage to the rear of the building and use of a store.

A word for the owner.....” The flat has been a wonderful first home and as young Architects we have enjoyed giving each room its own unique personality. The flats east-west orientation and large windows mean light floods the bedroom in the morning and the living room from lunchtime onwards. The private garage has been great for storage (including a car and 2 bikes!) but would also be a great rental opportunity. We love having access to more than ten excellent pubs as well as Hampstead Heath within 15 minutes’ walk!”

<b>TENURE:</b>	<b>1000 Years Lease from 24<sup>th</sup> June 1959</b>
<b>GROUND RENT:</b>	£33 p.a
<b>SERVICE CHARGE:</b>	£501.04 – For period 01.01.24 to 31.03.24 – For various communal charges
<b>Parking:</b>	Garage to rear
<b>Utilities:</b>	The property is serviced by mains water, electricity and sewage
<b>Broadband and Data Coverage.</b>	Ultrafast Broadband services are available via Openreach, Virgin Media. 5G data is also available in this area information via Ofcom.
<b>Construction Type:</b>	We have been advised by the owners brick, suspended timber floor, uPVC windows
<b>Heating:</b>	We have been advised by the owners electric panel radiators.
<b>Lease Covenants</b>	To keep the living room and bedroom floors covered with carpet and an underfelt. Not to let the flat for any period longer than 12 months without the Tenant signing a Deed of Covenant with the Freeholder.
<b>Lease Restrictions:</b>	Not to use the Flat for any purpose whatsoever other than as a private residential flat.

Council Tax: London Borough of Islington - Council Tax Band: C (£1,707.13 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.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	<b>A</b>	
(81-91)	<b>B</b>	
(69-80)	<b>C</b>	<b>79</b>
(55-68)	<b>D</b>	
(39-54)	<b>E</b>	<b>53</b>
(21-38)	<b>F</b>	
(1-20)	<b>G</b>	
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

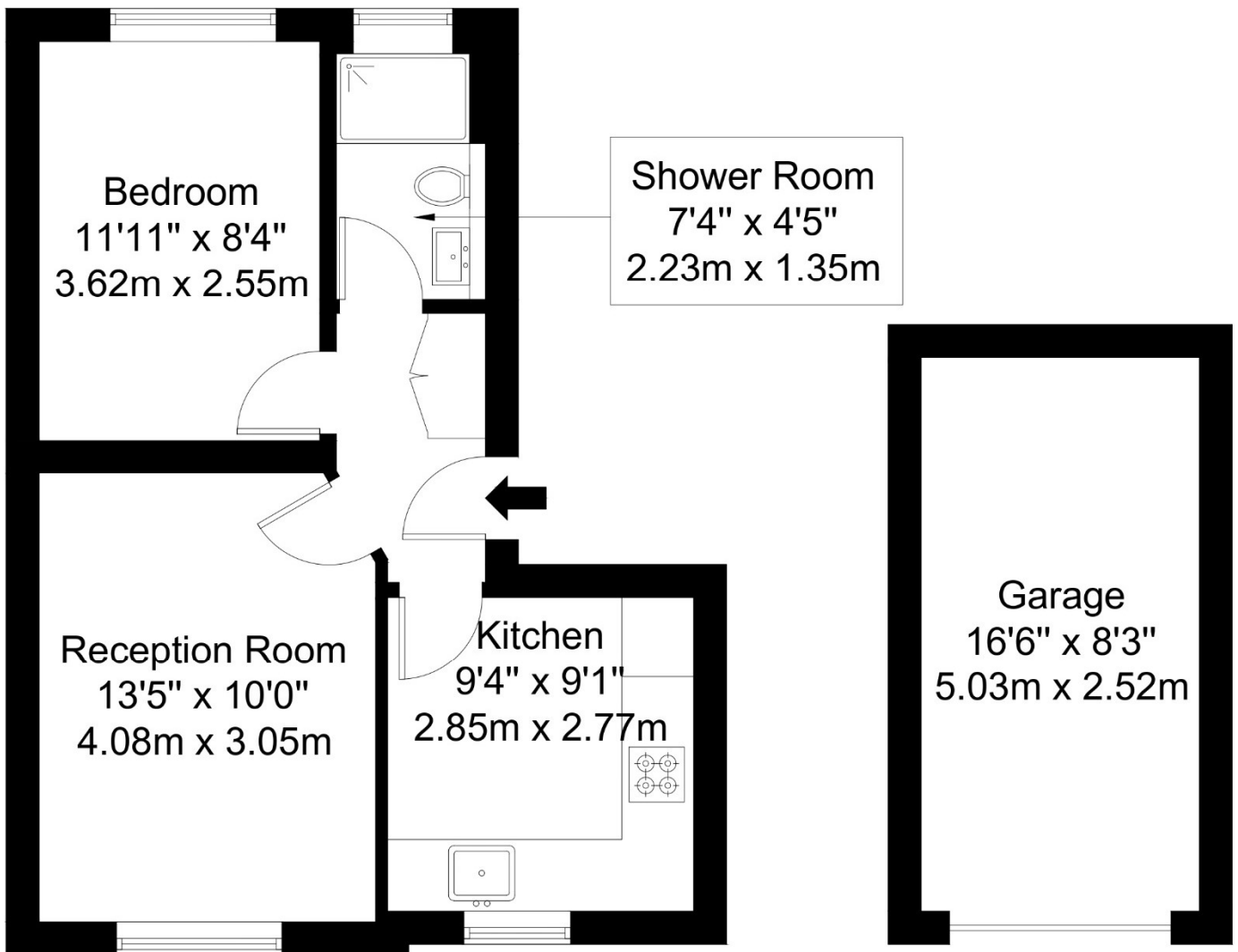
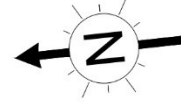


# Junction Road, N19 5QE

Approx Gross Internal Area = 37.1 sq m / 399 sq ft

Garage = 12.6 sq m / 136 sq ft

Total = 49.7 sq m / 535 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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