

CHRIS PULLEN WAY N7 £650,000 LEASEHOLD

Offering for sale a very well-presented two bedroom flat set on the second floor of a modern purpose built block with a decked balcony.





Chris Pullen Way is located between Clock View Crescent and North Road, its nearest tube station being Caledonian Road (Piccadilly line) and close to local bus services, shops and Caledonian Park with its clock tower at the end of the road. The Kings Cross area is one stop along the Piccadilly line from Caledonian Road tube station or a short drive away 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 super flat offers well-proportioned and spacious living accommodation and comprises a reception room with an open plan kitchen, a right to use the decked balcony, a bathroom and two bedrooms, one of which has fitted wardrobes and an ensuite shower room.

A word from the owner....."We've loved living in this beautifully light and spacious apartment, investing in renewing every detail to the highest standard. The private road location is so quiet, and the park on our street is a haven in all seasons. We now need more space for our growing family, and know that this home will be as special for the next owners.'

TENURE: 125 Year Lease from & inc. 25th March 2012

GROUND RENT: To be confirmed

SERVICE CHARGE: The owner is currently paying £154.17pcm – Last charged 01.01.24

Council Tax: London Borough of Islington - Council Tax Band: E (£2,217.59 for 2023/24).







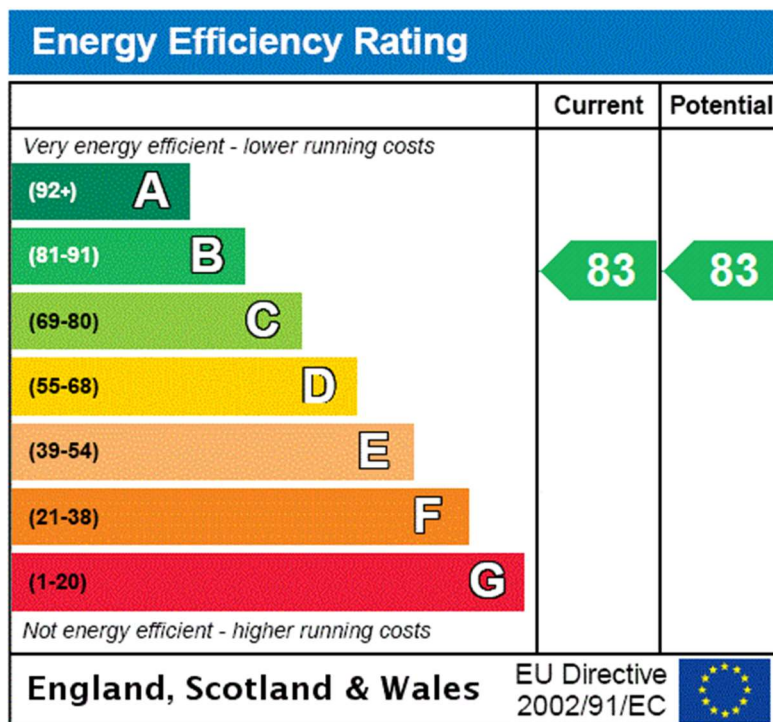






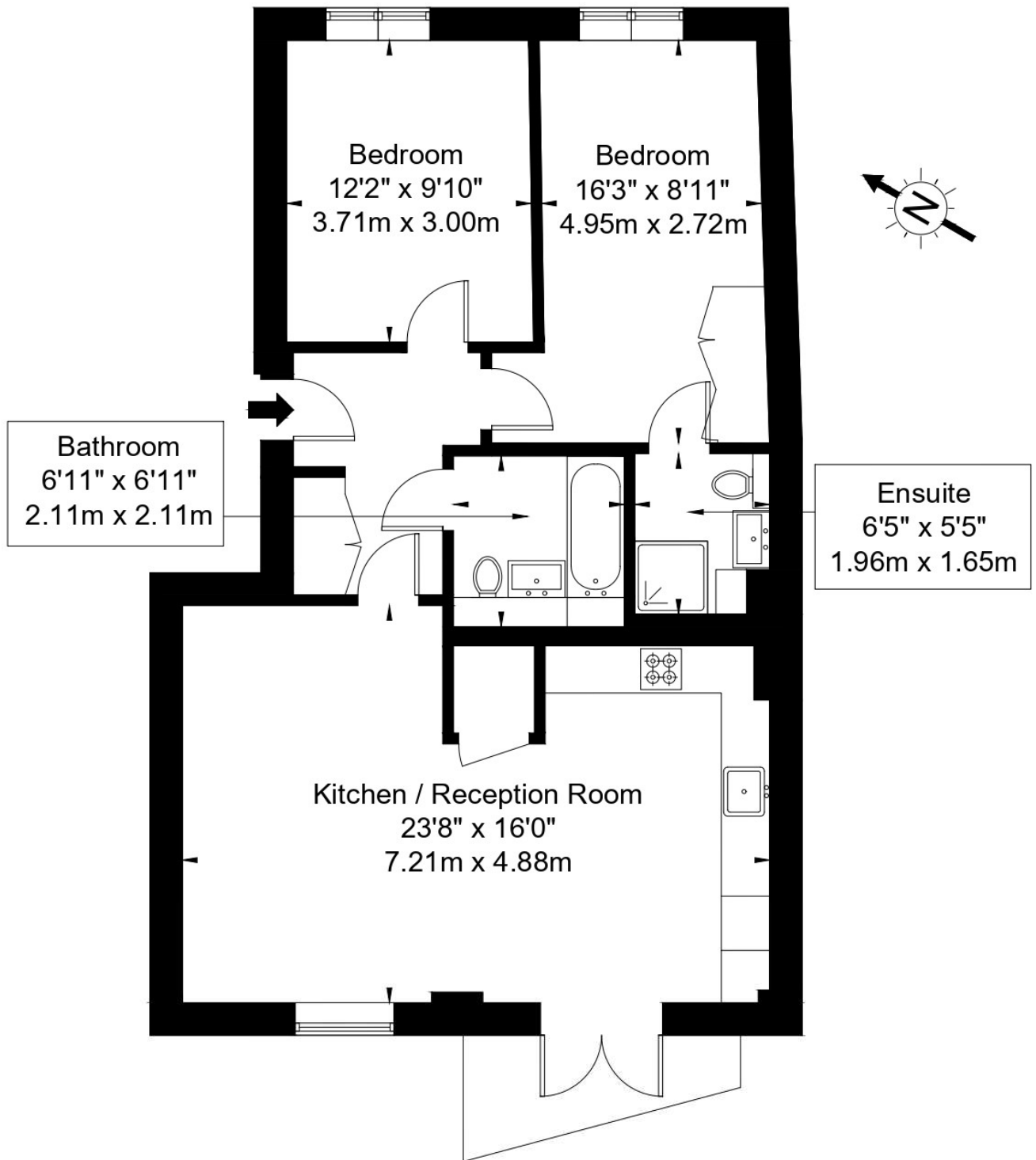
Whilst every attempt has been made in good faith to ensure the accuracy of these details, all data shown including the floorplan, are an interpretation for illustrative purposes only and should be used as a general outline for guidance only and is/are not to scale. Any areas, measurements or distances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



Chris Pullen Way, N7 9FG

Approx Gross Internal Area = 75.6 sq m / 813 sq ft



Second Floor

Ref :

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

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