

ALEXANDER ROAD, N19
£475,000 LEASEHOLD

Offering for sale a well-presented two bedroom flat set on the third (top) floor of a building, located just off Holloway Road.





Alexander Road is located off Holloway Road, nearest tube stations being Archway (Northern line), Holloway Road (Piccadilly line), Tufnell Park (Northern line) and Finsbury Park (Victoria and Piccadilly lines – and with its overground station with connections to Moorgate and Kings Cross). The property is also close to Upper Holloway overground station, local bus services, shops & Whittington Park. Islington Upper Street & Highbury Corner are served by bus services from Holloway Road in one direction and Highgate in the other.

The flat offers well-proportioned living accommodation and comprises a reception room with an open plan kitchen, a bathroom and two bedrooms one with an ensuite shower room.

TENURE: 125 Years Lease from 1st August 2007

GROUND RENT: £300 p.a and increasing throughout the term of the lease (every 25 years)

SERVICE CHARGE: We have been advised by the owner the budget cost is £1469.25 for period year ending 24.03.2025 – For buildings insurance, communal cleaning and other communal charges – Unverified

We have been advised by the owner that they have the Right to Manage - Unverified

Parking: To be advised

Utilities: To be advised

Broadband and Data Coverage: Ultrafast Broadband services are available via Openreach, Hyperoptic, Virgin Media.

Construction Type: To be advised

Heating: To be advised

Lease Restrictions & Covenants: Not to use the Flat for any purpose whatsoever other than as a private residential flat. Not to keep any animal, bird or reptile (except guide dog) without the prior consent of the Freeholder. To cover the floors of the premises with felt or other sound proofing materials in addition to the usual carpet and linoleum.

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.


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C	75	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

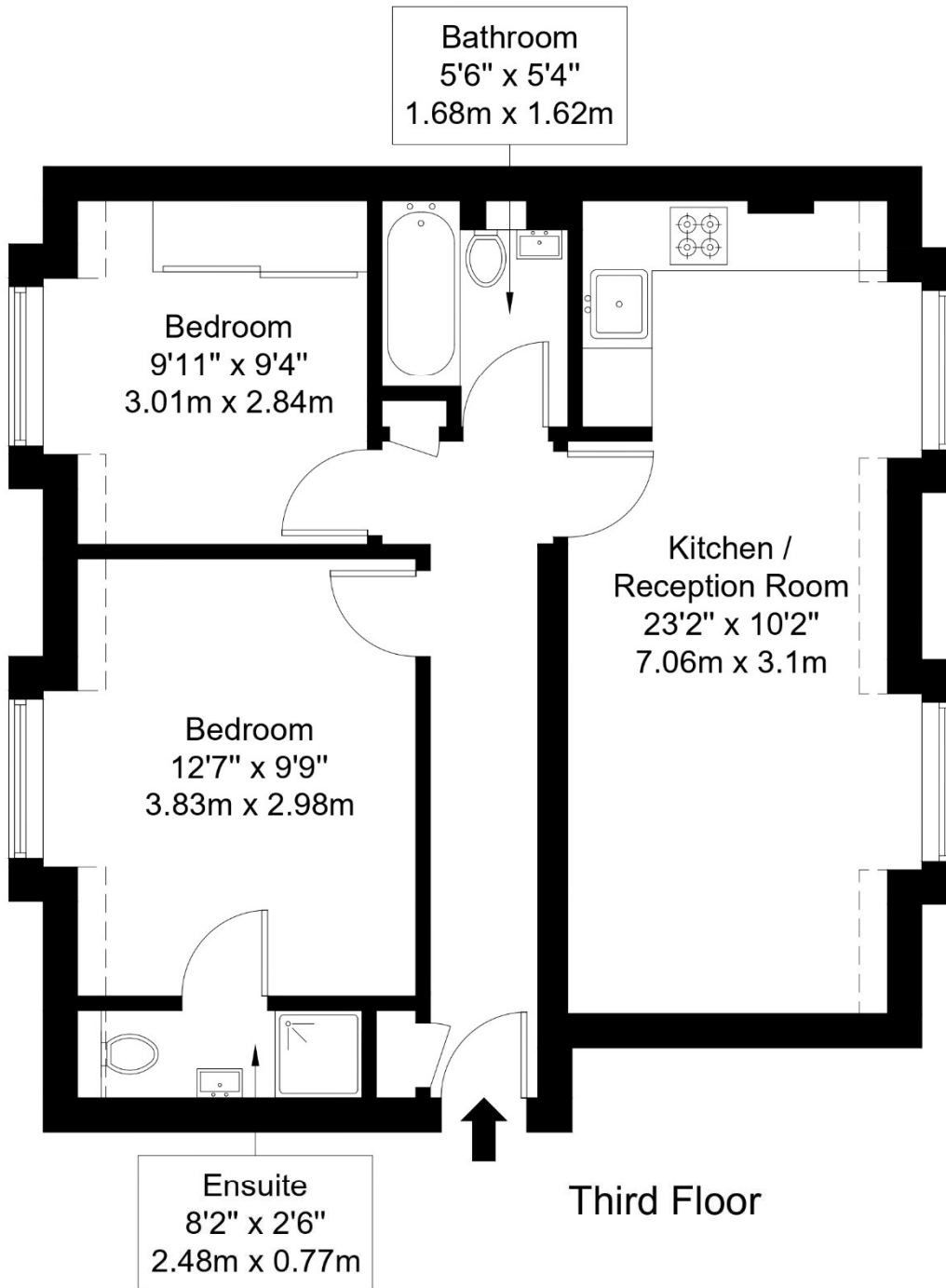
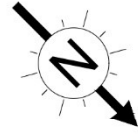
Alexander Road, N19 3PF

Approx Gross Internal Area = 53.1 sq m / 572 sq ft

Restricted head height = 2.2 sq m / 24 sq ft

Total = 55.3 sq m / 596 sq ft

 = Reduced headroom below 1.5m / 5'0



Ref :

Copyright **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. 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.

Copyright @ BLEUPLAN