

## MANGER ROAD, N7    £700,000 FREEHOLD

Offering for sale a three bedroom end-of terrace house, arranged over two floors, with access from the reception room to a garden.





Manger Road runs parallel with North Road, nearest tube station being Caledonian Road (Piccadilly Line) and close to local bus services and shops. The Kings Cross area is one stop along the Piccadilly line from Caledonian Road tube station, 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.

The house comprises of a reception room with direct access via a sliding door to the garden, a kitchen/breakfast room, a utility room and a separate w.c all on the ground floor, with stairs up to three bedrooms (one being used as a tv/reception room) and a bathroom, all on the first floor above.

**SERVICE CHARGE:** £614.00 – Estimated for period 01.04.23 to 31.03.24  
For caretaking, management and other communal charges - Owner currently paying from October 2023  
£45.31pcm

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.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>64</b>	
(39-54) <b>E</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	

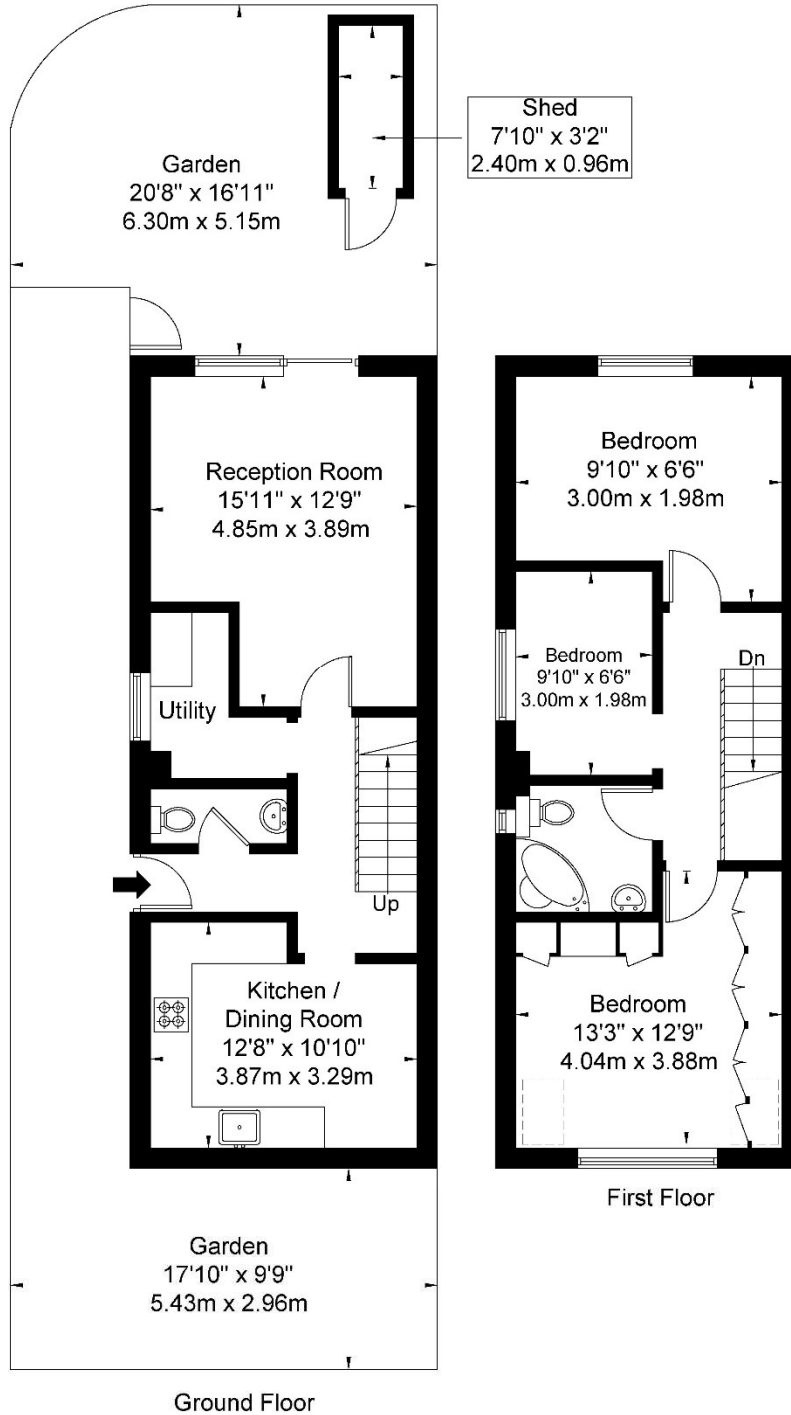
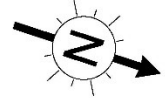


# Manger Road N7 9TG

Approx Gross Internal Area = 88.1 sq m / 948 sq ft

Shed = 2.3 sq m / 24 sq ft

Total = 90.4 sq m / 972 sq ft



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

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