

SUSSEX WAY, N19
£325,000 SHARE OF FREEHOLD

Offering for sale a one bedroom flat, set on the second (top) floor of a building, available chain-free.





The property is located on Sussex Way, set between Marlborough Road and Bavaria Road, nearest tube station being Archway (Northern line) and close to Upper Holloway overground station, Wray Crescent open space, Whittington Park, local bus services, shops, café's, Stroud Green and not to far to Crouch End. Islington Upper Street & Highbury Corner are served by bus services from Holloway Road in one direction and Highgate in the other.

The flat which is arranged over the top floor of the building comprises a reception room with a hatch and access to a kitchen, a bathroom and a bedroom to the rear.

TENURE: 999 Year Lease from 27th March 2014

SHARE OF FREEHOLD:

SERVICE CHARGE: To be confirmed

Parking: To be confirmed

Utilities: To be confirmed

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

Construction Type: To be confirmed

Heating: To be confirmed

Lease Covenants & Restrictions: Not to use the Flat for any purpose whatsoever other than as a private residential flat. No birds, dog or other animal shall be kept in the premises without the prior written consent of the Freeholder or Managing Agent. To cover and keep covered the floors of the demised premises other than the kitchen and bathroom with carpet or other suitable sound deadening material.

Council Tax: London Borough of Islington - Council Tax Band: B (£1,493.74 for 2024/25).



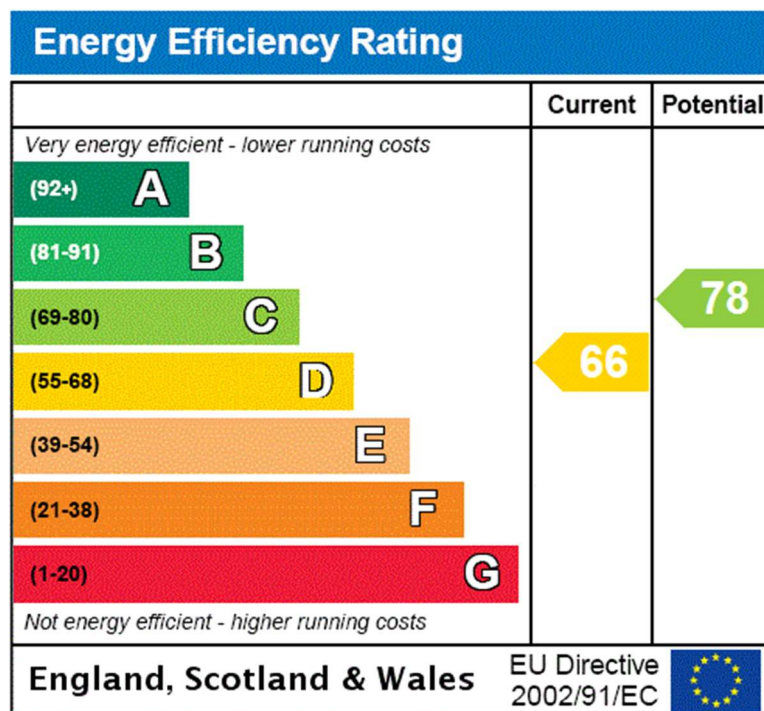






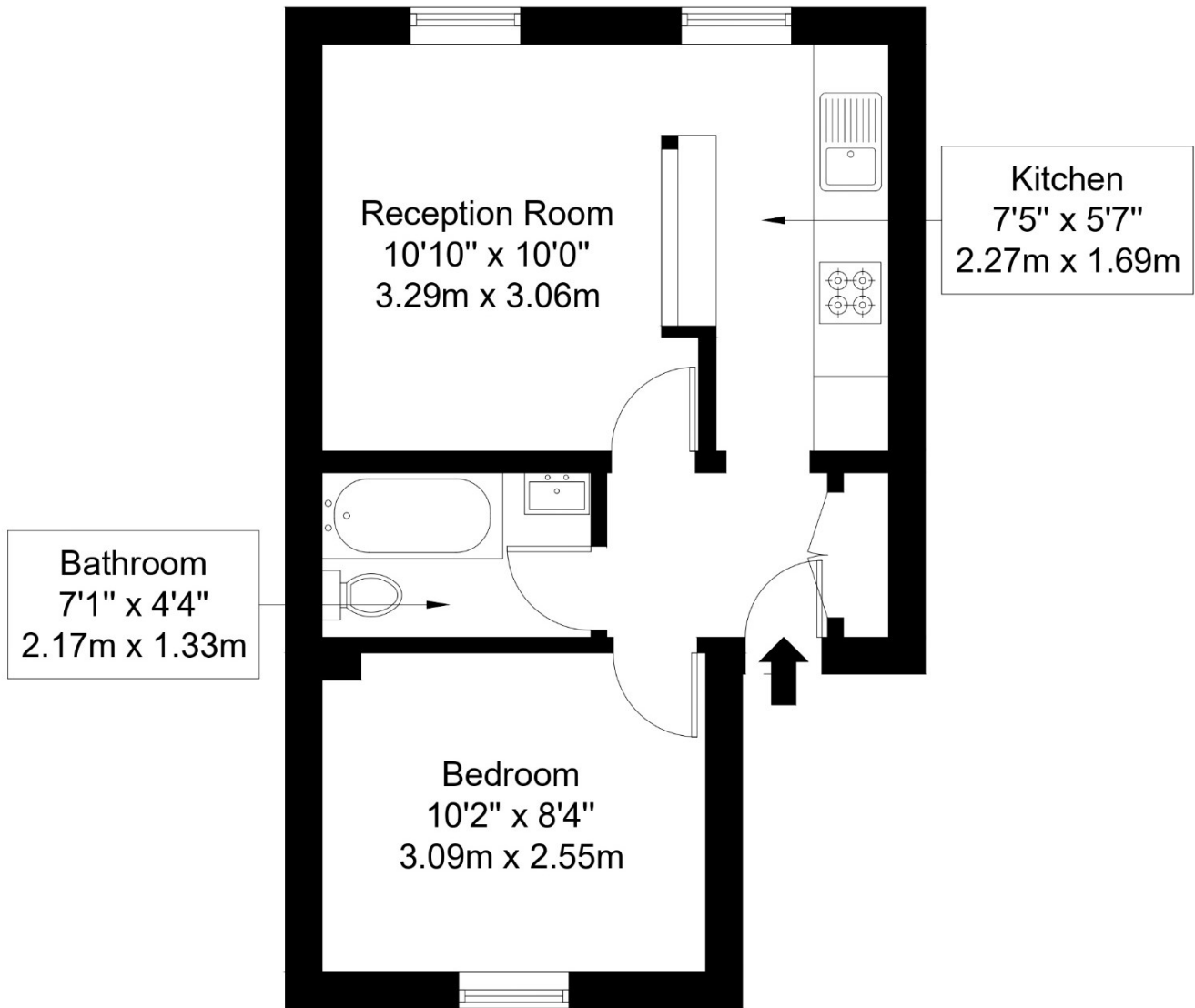
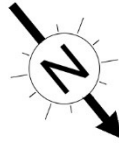
Whilst every attempt has been made in good faith to ensure the accuracy of these details, all data shown including the floorplan, are an interpretation for illustrative purposes only and should be used as a general outline for guidance only and is/are not to scale. Any areas, measurements or distances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



Sussex Way, N19 4JD

Approx Gross Internal Area = 30.1 sq m / 324 sq ft



Second 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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