

CRAYFORD ROAD N7
£475,000 SHARE OF FREEHOLD

Offering for sale a two bedroom chain-free flat, set on the first floor of a three storey building.





Crayford Road is within a cluster of roads located off Carleton Road, nearest tube stations being Tufnell Park (Northern line), Holloway Road and Caledonian Road (both Piccadilly line) and close to local bus services, shops, cafes, Tufnell Park Tavern & Tufnell Park playing Fields with its tennis courts. 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 flat offers chain-free living accommodation and has a split-level hallway. The flat comprises a reception room with a bay with an open-plan kitchen and a bedroom, with stairs down to a bathroom and a further bedroom.

TENURE: 125 Years Lease from 24th June 1989

SHARE OF FREEHOLD:

SERVICE CHARGE: We have been advised by the owner they pay one third of any communal bill
- Unverified

Parking: We have been advised by the owner residents parking

Utilities: The property is serviced by mains water, electricity, gas and sewage

Broadband and Data Coverage. Virgin Media and Hyperoptic with a very high confidence level of 5G data coverage for mobile phones.

Construction Type: We have been advised by the owner brick with slate roof

Heating: Gas central heating

Lease Covenants: Not to use the Flat for any purpose whatsoever other than as a private residential flat. To obtain a covenant from the Freeholder if wishing to let the property requiring a Tenant to observe the terms of the lease. To keep the floors covered with suitable material for reasonably minimising the transmission of noise to other dwellings.

Lease Restrictions: None of any note.

Council Tax: London Borough of Islington - Council Tax Band: C (£1,707.13 for 2024/25).





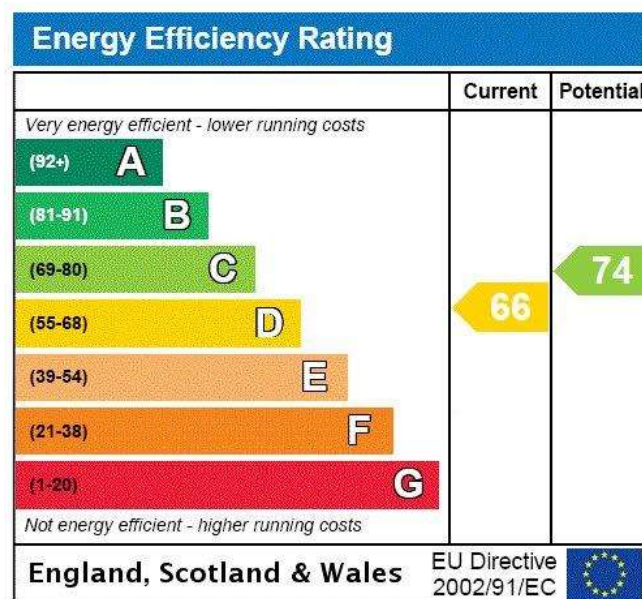






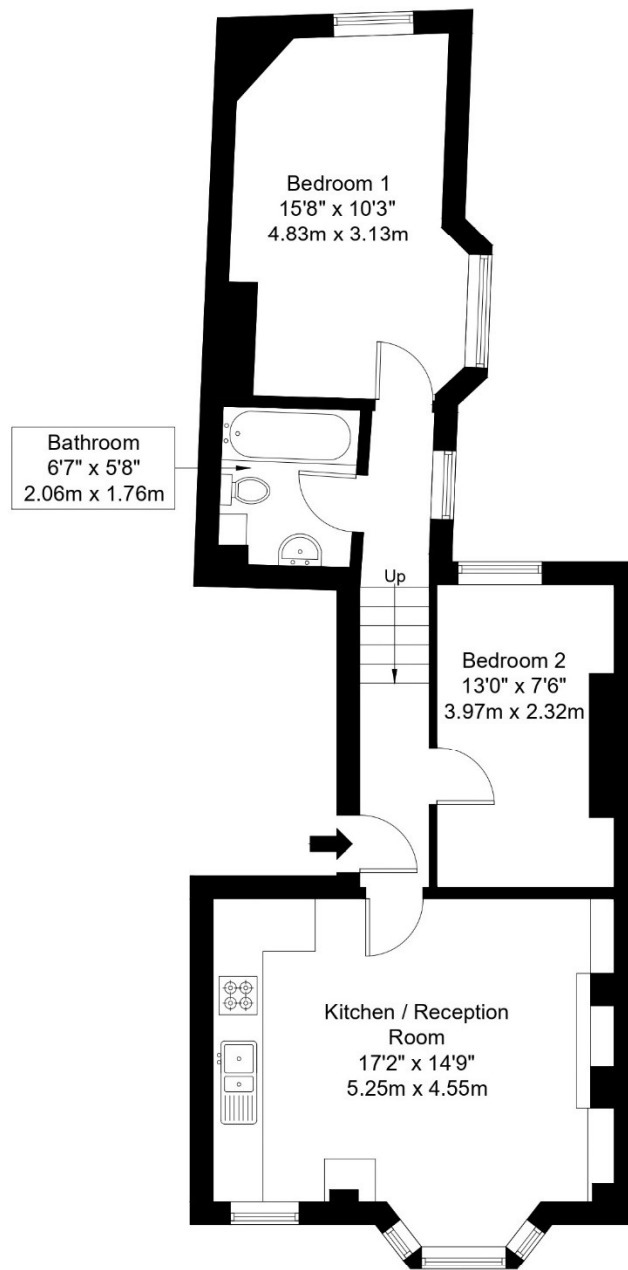
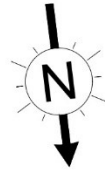
Whilst every attempt has been made in good faith to ensure the accuracy of these details, all data shown including the floorplan, are an interpretation for illustrative purposes only and should be used as a general outline for guidance only and is/are not to scale. Any areas, measurements or distances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



Crayford Road, N7 0NE

Approx Gross Internal Area = 55.48 sq m / 597 sq ft



First Floor

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. 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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