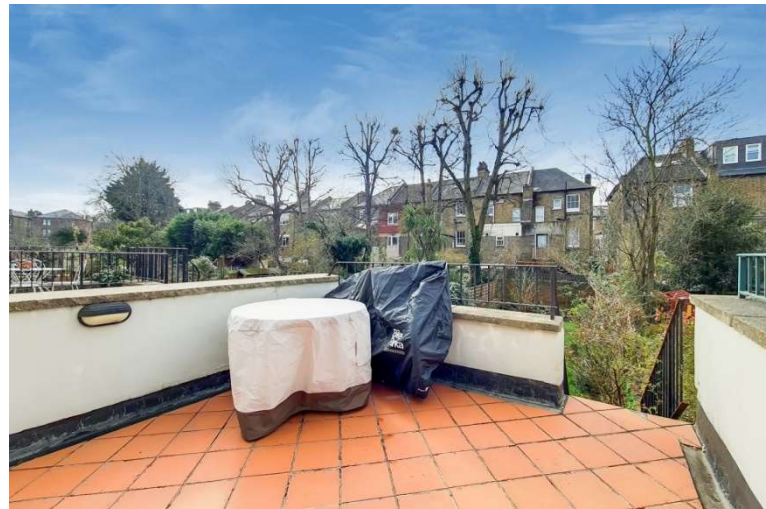


**HUDDLESTON ROAD N7
£1,250,000 LEASEHOLD**

A superb, spacious two double bedroom, two reception room (one currently being used as an office) converted flat, set on the first & second (top) floors of an attractive period building, with two separate private roof terraces & with use of the shared rear garden.





Huddleston Road is a popular tree-lined road located off Tufnell Park Road, nearest tube station being Tufnell Park (Northern line) and close to local bus services, shops, Tufnell Park Tavern and Tufnell Park Playing Fields including its tennis courts.

The property which affords much period character, offers well presented and very well proportioned living accommodation. The property is arranged over the top two floors (first & second) with rooms off half landings as well, with the flats entrance off the communal hallway on the ground floor. The property comprises a large reception room with a bay and window looking down St. Georges Ave, an office (could be used as a dining room/further bedroom), a separate kitchen/breakfast room, two double bedrooms both with fitted wardrobes, a bright luxurious bathroom with a bath and walk in shower, and direct access to two separate private roof terraces on different floors, one of which has stairs down to a shared rear garden.

An internal viewing is a must.

TENURE:

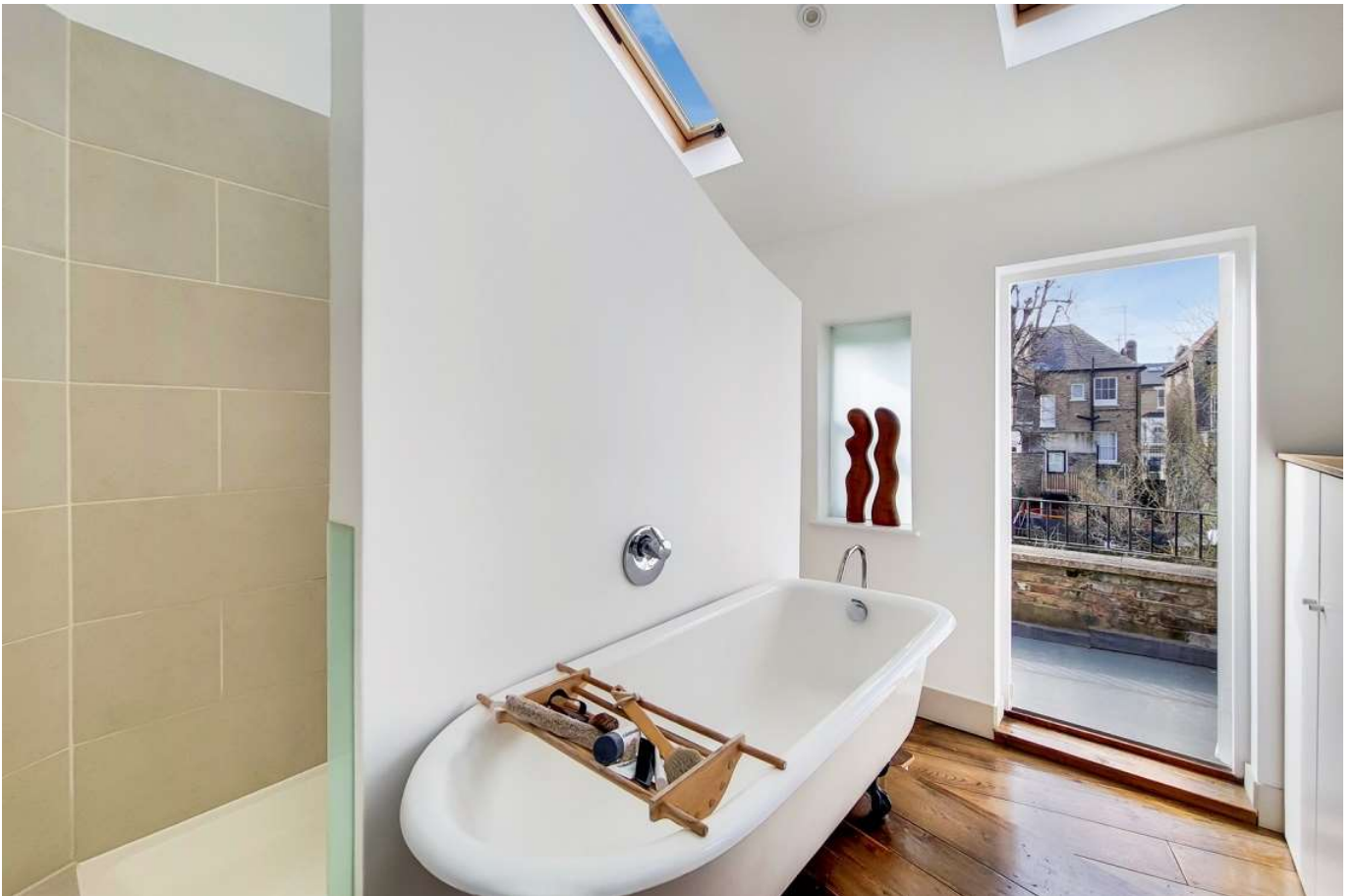
125 Years Lease from 4th March 1993

























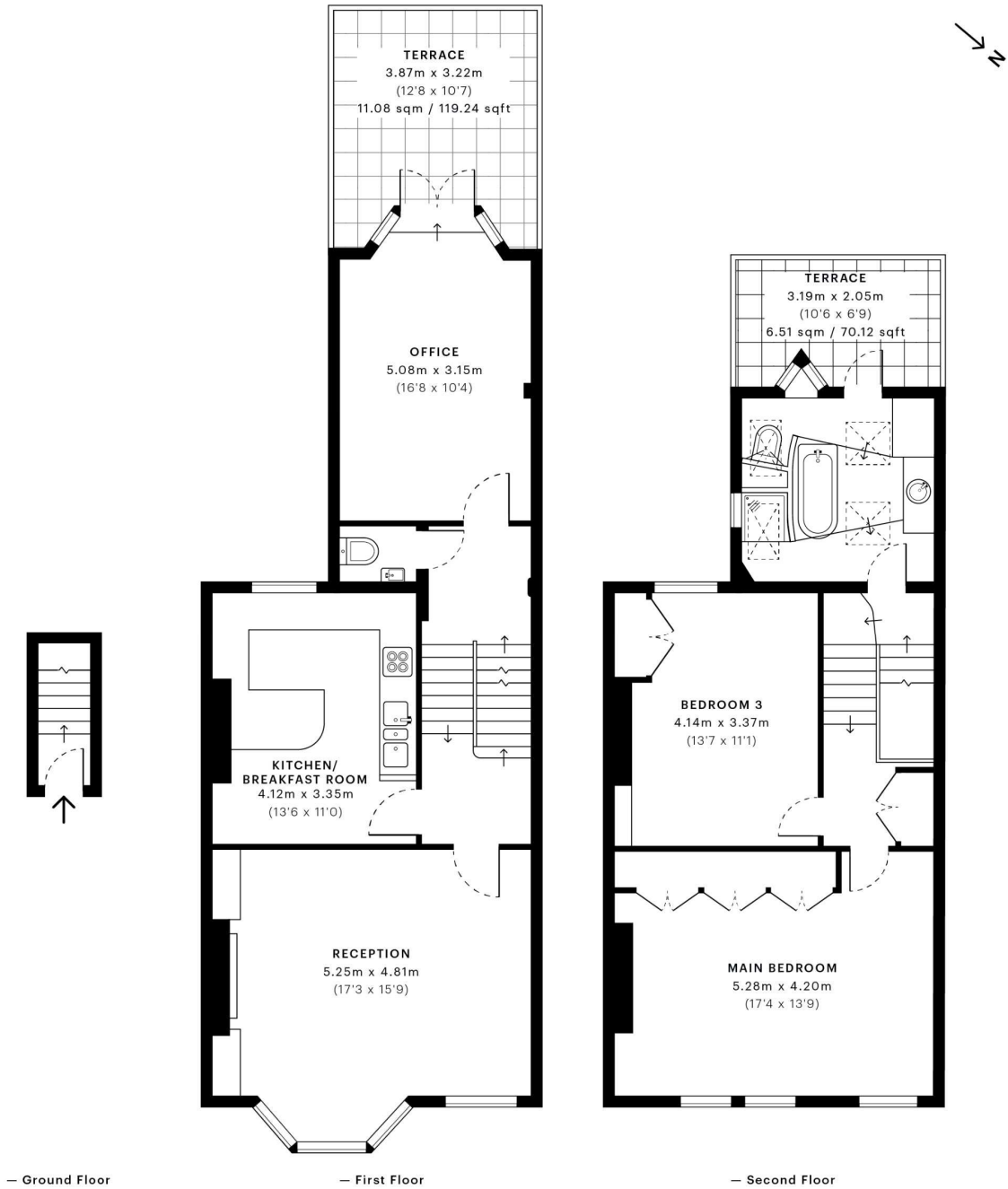




Whilst every attempt has been made in good faith to ensure the accuracy of these details, all data shown including the floorplan, are an interpretation for illustrative purposes only and should be used as a general outline for guidance only and is/are not to scale. Any areas, measurements or distances 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
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		80
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



GROSS INTERNAL AREA (GIA)
The footprint of the property
119.83 sqm / 1289.84 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes washrooms, restricted head height
110.33 sqm / 1187.58 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
17.59 sqm / 189.34 sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.5 m
0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 132.19 sqm / 1422.88 sqft
IPMS 3C RESIDENTIAL 128.38 sqm / 1381.87 sqft

SPEC ID 62013b27b8ac0c0db3ff41d6