

**HUDDLESTON ROAD N7
OFFERS IN EXCESS OF
£700,000 SHARE OF FREEHOLD**

Offering for sale a delightful upper floored flat, set on the second and third (top) floors of a substantial period building, with its own section of rear garden.





The flat, which has been converted from an attractive period building, is set at the “top end” Huddleston Road located off Carleton Road, nearest tube stations being Tufnell Park & Kentish Town (both Northern line) and close to Kentish Town Thameslink, local bus services and shops. The Kings Cross area is a bus ride away from Brecknock Road, 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 property, which has its entrance on the first floor off the communal hallway, comprises a reception room with access to a kitchen, a windowed bathroom, two bedrooms (one with an en-suite w.c) all on the second floor, with stairs up to a further bedroom (with an en-suite shower room) above. The flat also has a private section of rear garden.

TENURE: 125 Years Lease from 24th June 2006

SHARE OF FREEHOLD:

SERVICE CHARGE: We have been advised by the owner they pay £873p.a for buildings insurance, communal electricity and comm.cleaning. They also pay a further 28% of any communal charge/works - Unverified

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. 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.

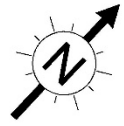
Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	61	63
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	


Huddleston Road, N7 0RE

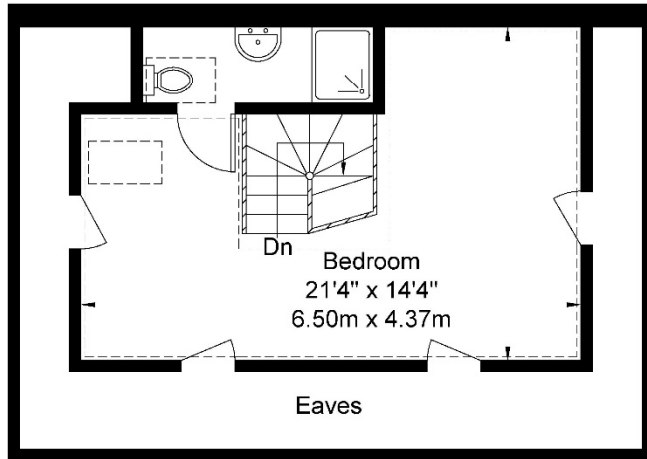
Approx. Gross Internal Area = 98 sq m / 1054 sq ft

Eaves = 14.7 sq m / 159 sq ft

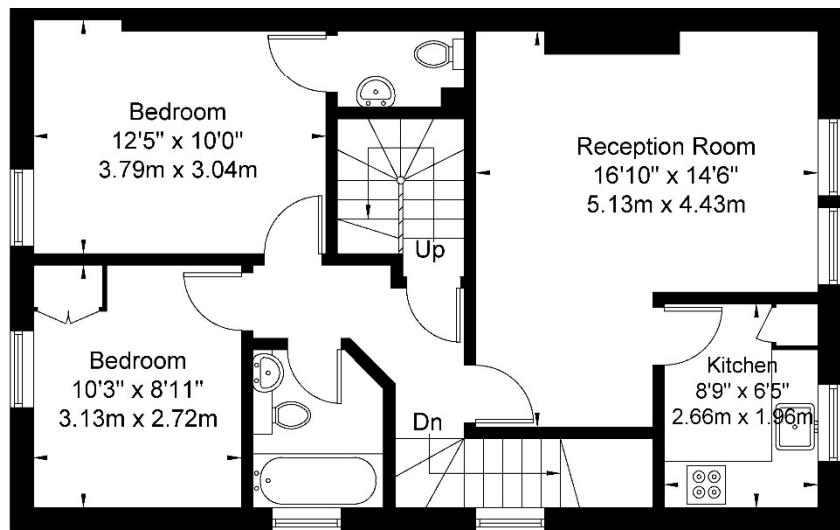
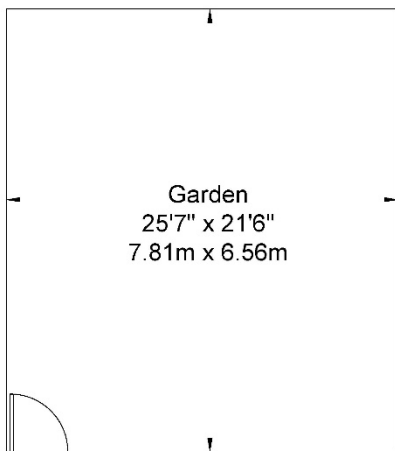
Total = 112.7 sq m / 1213 sq ft



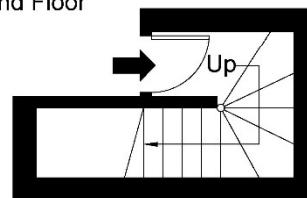
 = Reduced headroom below 1.5m / 5'0



Third Floor



Second Floor



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

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