

**IVINGHOE HOUSE, DALMENY AVE, N7
OFFERS IN EXCESS OF
£500,000 LEASEHOLD**

Offering for sale a well-presented and spacious two bedroom flat set on the second floor of a purpose built building in N7.





Ivinghoe House, which has a lift within, is set off Dalmeny Ave and Hilldrop Road, which are both located off Camden Road, nearest tube stations being Caledonian Road (Piccadilly line), Tufnell Park & Kentish Town (both Northern line) and close to Kentish Town Thameslink, local bus services, shops, cafes and restaurants. 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 Camden Town area is served by bus services along Camden Road for its amenities including Camden Market alongside the Regents Canal.

The owner has advised this super flat is bright and airy, and comprises a reception room, a separate dining kitchen, two bedrooms and a windowed bathroom.

Viewing is highly recommended.

A word from the owner....."We've loved our seven years living as part of the friendly community at Ivinghoe House, becoming members of the Tenants and Residents Association, enjoying the community gardening project, and the access to plenty of shared outdoor spaces. Since we bought the flat, we've taken it back to its shell and completed a total renovation including installing a new kitchen and bathroom, new floors throughout, rewiring and then a new boiler in 2019. We've created a home that we adore spending time in and we're only leaving as we're moving out of London."

TENURE:	125 Years Lease from 29th September 1988
GROUND RENT:	£10p.a
SERVICE CHARGE:	£1569.12 p.a – Estimated for period 01.04.22 to 31.03.23 – For block repairs, maintenance, buildings insurance, comm. electricity, management and general comm. charges – The owners have recently been paying £154.72pcm

Council Tax: London Borough of Islington - Council Tax Band: C (£1,612.79 for 2023/24).



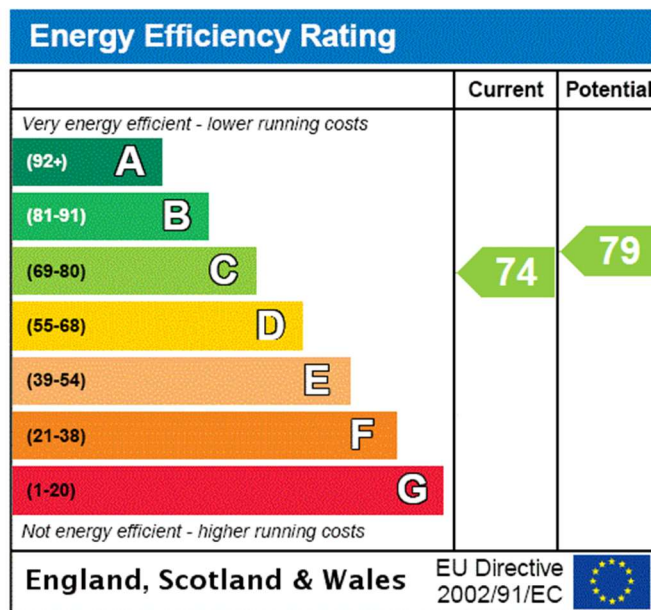






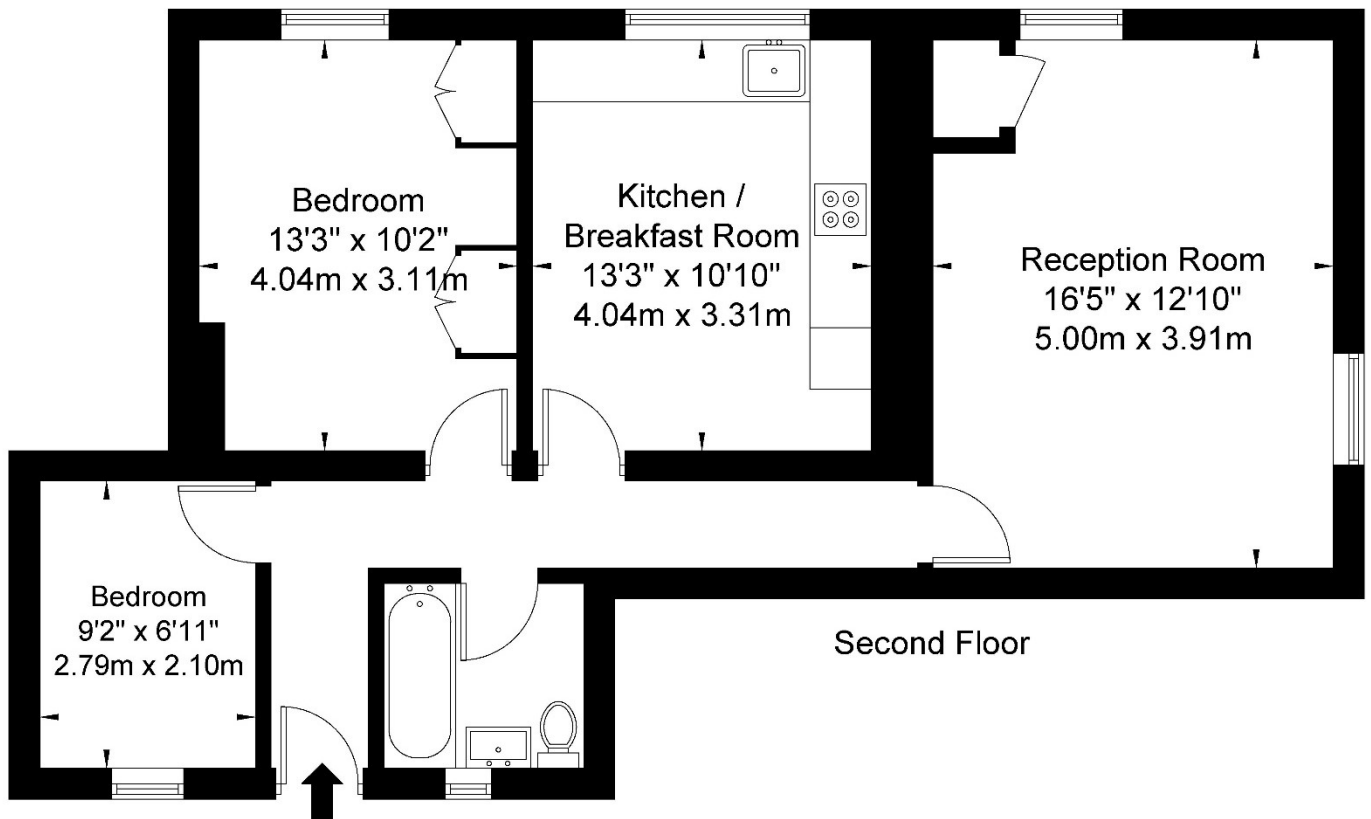
Whilst every attempt has been made in good faith to ensure the accuracy of these details, all data shown including the floorplan, are an interpretation for illustrative purposes only and should be used as a general outline for guidance only and is/are not to scale. Any areas, measurements or distances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



Ivinghoe House, Dalmeny Avenue, N7 0JZ

Approx. Gross Internal Area = 68.5 sq m / 737 sq ft



Ref

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**BLEU
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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