

HARGRAVE PARK, N19 £365,000 LEASEHOLD

We are delighted to offer for sale a one bedroom flat, set on the top floor of a purpose-built building, with stairs up to its own private entrance.





Hargrave Park is located off Junction Road, nearest tube station being Archway (Northern line) and close to local bus services, shops and cafes. Tufnell Park and Parliament Hill Fields with Hampstead Heath beyond are a walk away. The Kings Cross area is a bus ride away from Junction 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 comprises a reception room with a bay, with access through to a kitchen, a bedroom with a recessed walk in wardrobe area and a windowed bathroom

- TENURE:** 125 Years Lease from 25th December 1985 – The owner is looking in to extending the lease
- GROUND RENT:** £10p.a
- SERVICE CHARGE:** £846.27 – Estimated for period 01.04.23 to 31.03.24 – For buildings insurance, management and other communal charges
- Parking:** We have been advised by the owner - can apply for a parking permit
- Utilities:** The property is serviced by mains water, electricity, gas and sewage
- Broadband and Data Coverage.** Ultrafast Broadband services are available via Openreach, G Network, Virgin Media.
- Construction Type:** We have been advised by the owner brick with either a slate or a tile roof.
- Heating:** Gas central heating
- Lease Covenants & Restrictions:** Not to use the Flat for any purpose whatsoever other than as a private residential flat. To keep the floors covered with suitable material for reasonably minimising the transmission of noise to other dwellings within the building.

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







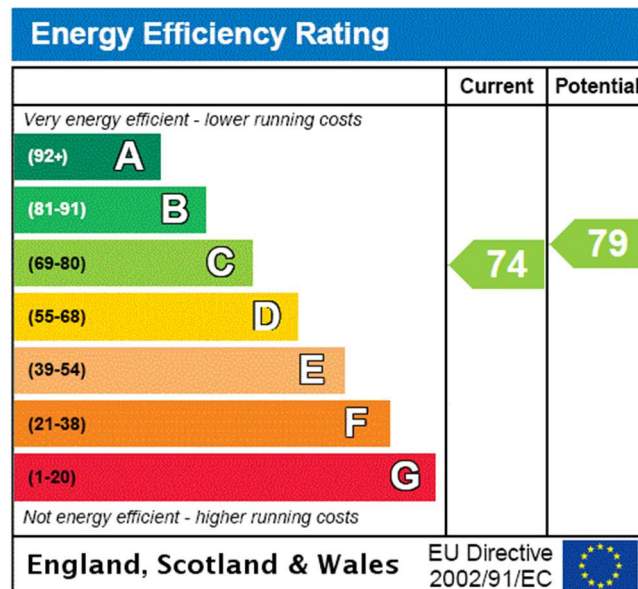






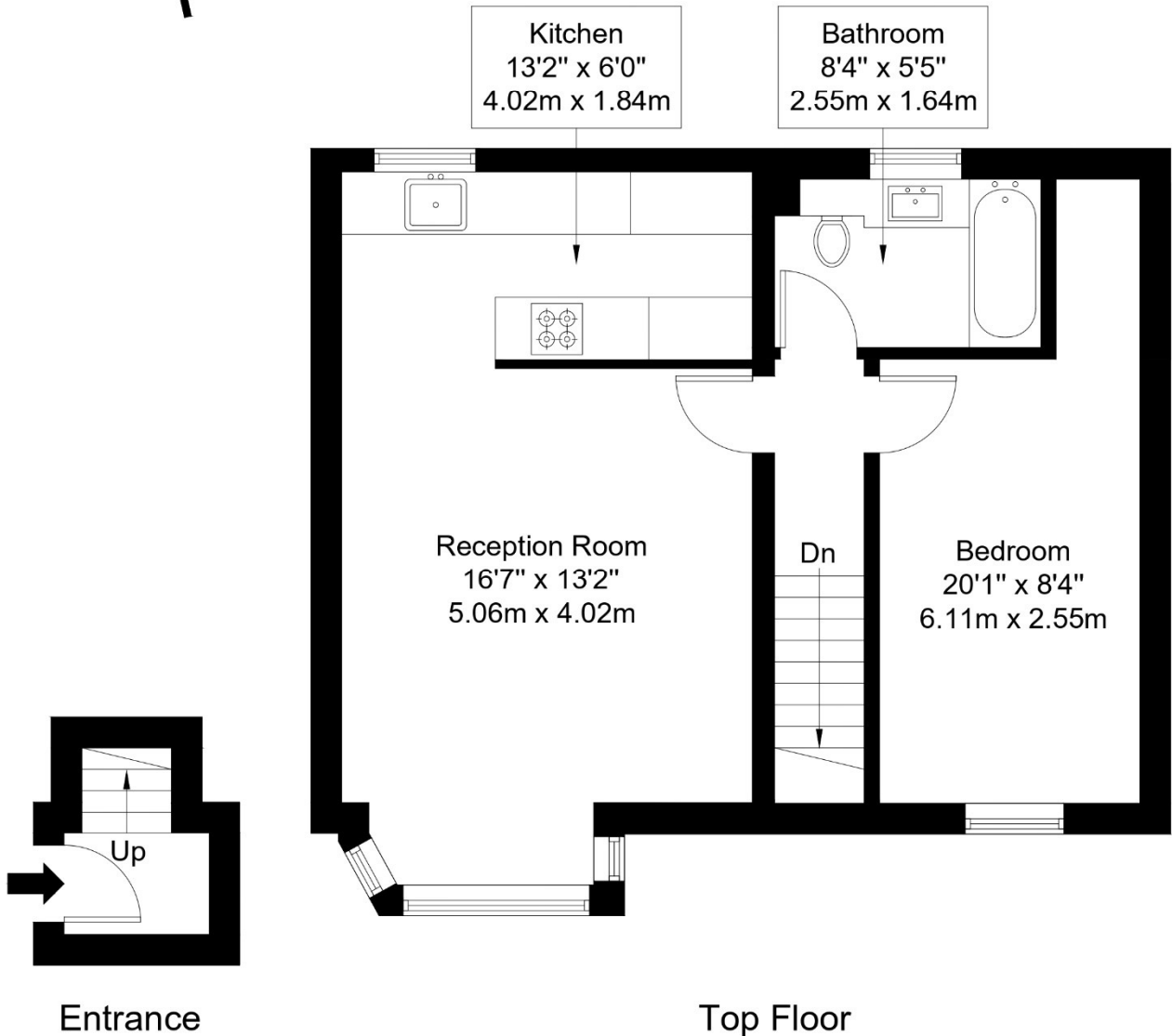
Whilst every attempt has been made in good faith to ensure the accuracy of these details, all data shown including the floorplan, are an interpretation for illustrative purposes only and should be used as a general outline for guidance only and is/are not to scale. Any areas, measurements or distances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



Hargrave Park, N19 5JL

Approx Gross Internal Area = 51.8 sq m / 558 sq ft



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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