

**ST. GEORGES AVE N7  
OFFERS IN EXCESS OF  
£325,000 SHARE OF FREEHOLD**

**Offering for sale a well-presented one bedroom flat set  
on the ground floor of a three storey period building set  
in this popular road in Tufnell Park.**





St Georges Ave is located off Huddleston Road in Tufnell Park, nearest tube station being Tufnell Park (Northern line) and close to local bus services, shops, cafes, Tufnell Park Tavern & Tufnell Park playing fields including its tennis courts. Islington Upper Street & Highbury Corner, for Highbury Fields, are served by bus services from Holloway Road in one direction, with Highgate in the other.

The flat comprises a reception room with a bay and an open plan kitchen to the front of the flat, a bathroom and a bedroom to the flats rear. We have been advised by the owner – right to use the flat roof off the communal hallway on an upper floor, as a joint owner of the freehold interest. Solicitors to verify and confirm.

**TENURE:** 125 Years Lease from 1<sup>st</sup> January 2005

**SHARE OF FREEHOLD:**

**SERVICE CHARGE:** We have been advised by the owner they pay 25 % of any communal bill  
- Unverified

**Parking:** We have been advised by the owner residents bay with a permit.

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

**Broadband and Data Coverage.** Ultrafast Broadband services are available via Openreach, Virgin Media.

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

**Heating:** Gas heating

**Lease Covenants & Restrictions:** Not to use the Flat for any purpose whatsoever other than as a private residential flat. Not to sub-let the flat without ensuring the tenancy agreement contains the tenant covenants contained within the lease. Not to keep any bird, reptile, dog or other animal in the Flat without the written permission of the Freeholder. To keep the floors covered with carpet and an underlay except the kitchen and bathroom which should be properly and suitable covered.

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



















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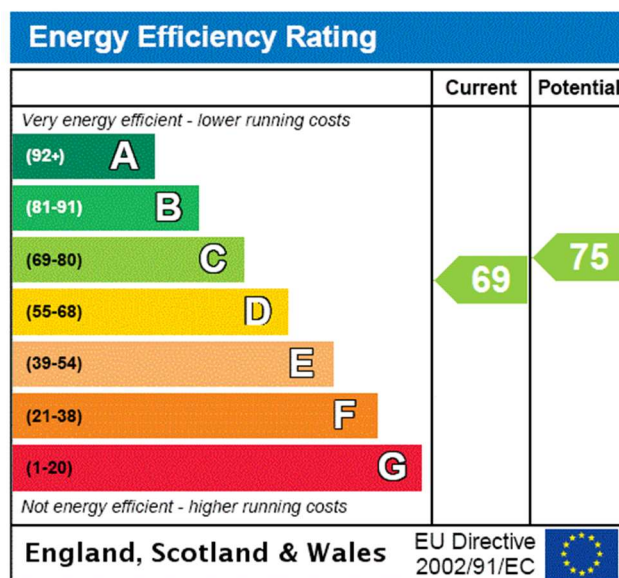






Whilst every attempt has been made in good faith to ensure the accuracy of these details, all data shown including the floorplan, are an interpretation for illustrative purposes only and should be used as a general outline for guidance only and is/are not to scale. Any areas, measurements or distances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

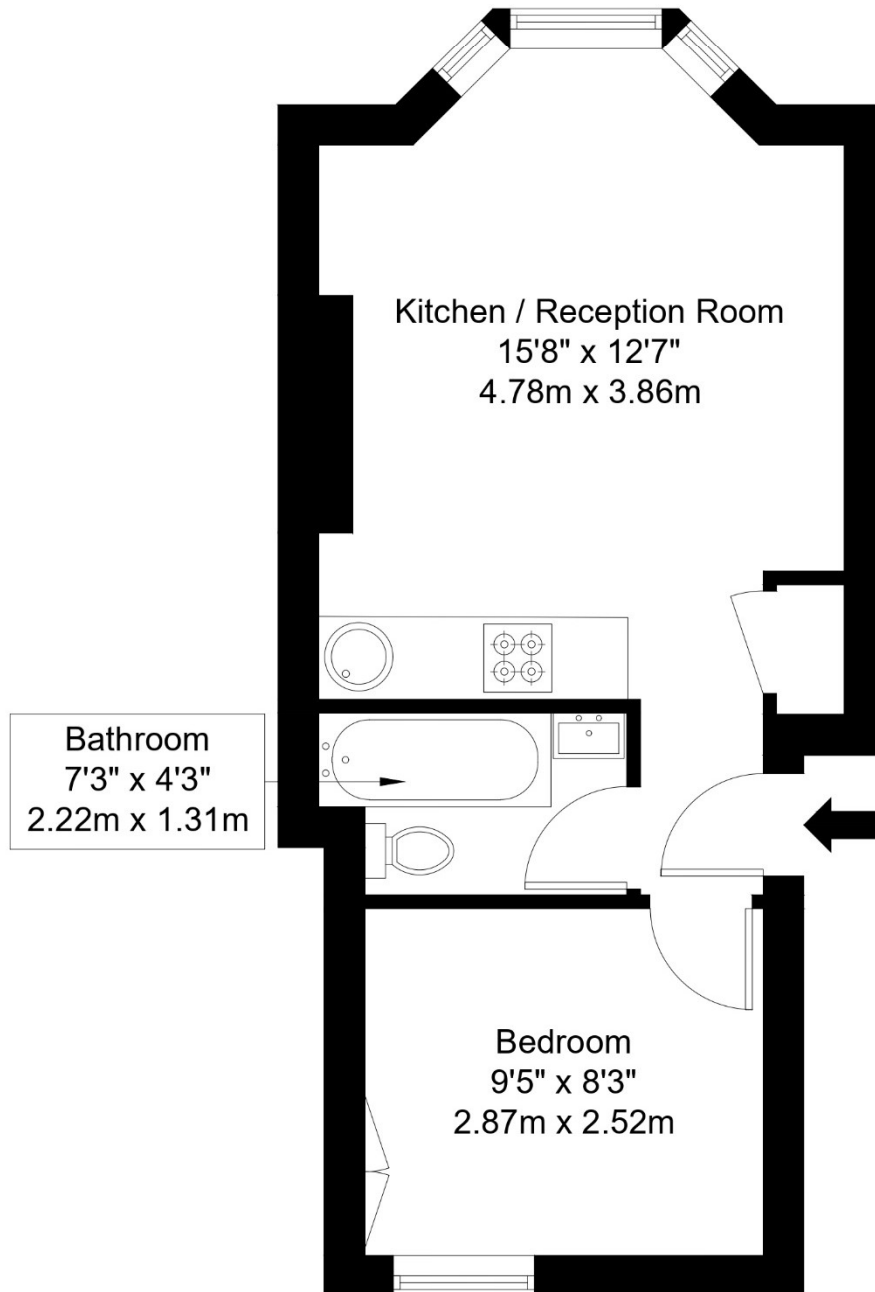
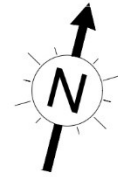
The agent has not tested any apparatus, equipment, fixtures & fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. These details may depict items that are not for sale or included in 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.





# St. Georges Avenue, N7 0HB

Approx Gross Internal Area = 29.3 sq m / 315 sq ft



Ground Floor

Ref :

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**B L E U**  
**P L A N**

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.