

TUFNELL MANSIONS, ANSON ROAD N7 £600,000 SHARE OF FREEHOLD

A well-presented two bedroom, two bathroom chain-free flat, set on the top floor of a period mansion block in popular Anson Road, with use of a communal rear garden.





The property is set on tree-lined Anson Road in Tufnell Park, which is located between Carleton Road & Brecknock Road, nearest tube station being Tufnell Park (Northern line) and close to local bus services, cafes, shops, Tufnell Park Tavern & Tufnell Park playing fields including its tennis courts. 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.

This super flat offers well proportioned living accommodation and comprises a reception room with access to a kitchen, a windowed shower room, two bedrooms (one with an ensuite windowed bathroom and both with fitted wardrobes) and use of a communal rear garden.

TENURE: 999 Years Lease from 25th March 1979

SHARE OF FREEHOLD:

SERVICE CHARGE: We have been advised by the owners they pay £1800p.a - Unverified

Parking: We have been advised by the owners – residential permit – apply for with council

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 owners concrete walls and floors and tiled 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 carpet or felt or linoleum or sound absorbing tiles in the kitchen and bathroom. except the kitchen and bathroom which should be properly and suitable covered

Council Tax: London Borough of Islington - Council Tax Band: D (£1,920.53 for 2024/25).














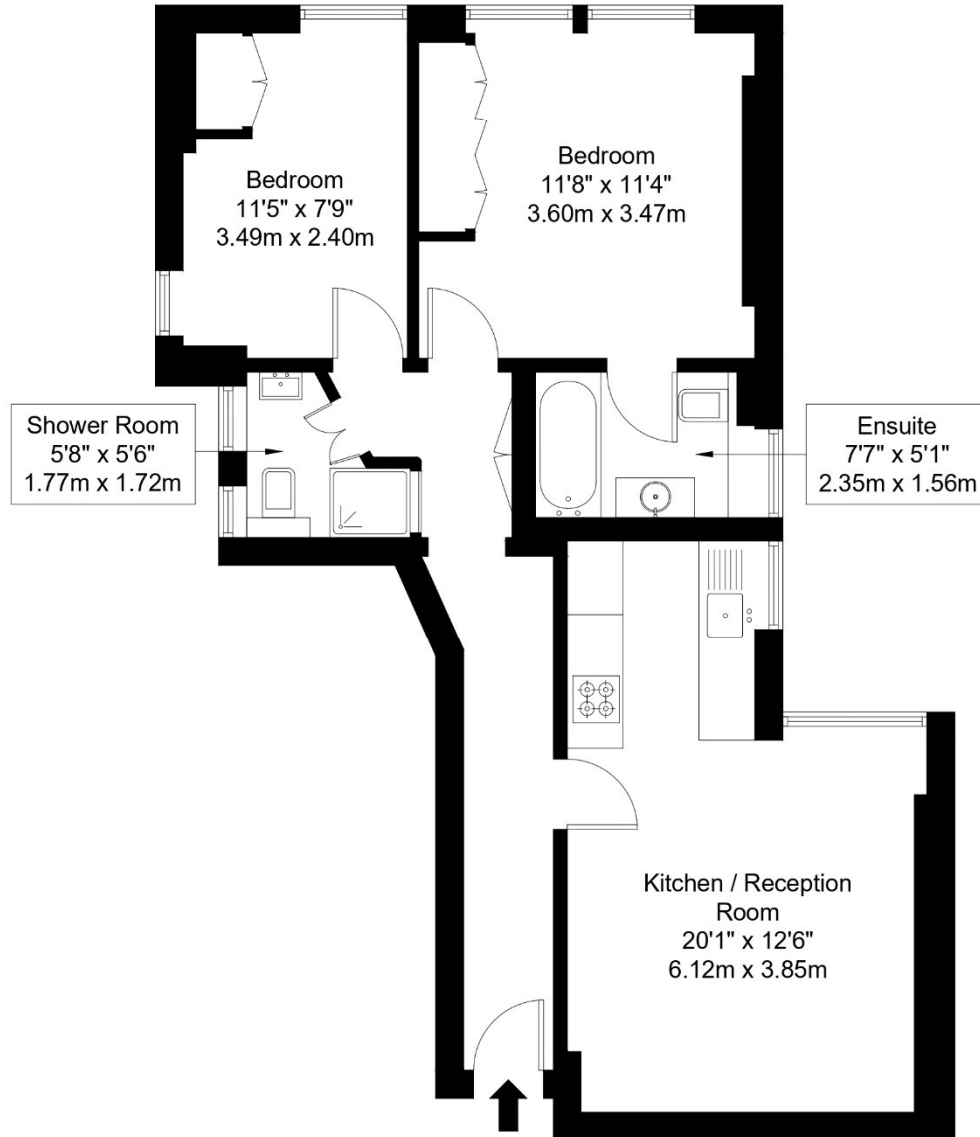
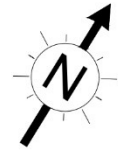
Whilst every attempt has been made in good faith to ensure the accuracy of these details, all data shown including the floorplan, are an interpretation for illustrative purposes only and should be used as a general outline for guidance only and is/are not to scale. Any areas, measurements or distances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

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	66
(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	

Anson Road, N7 0AT

Approx Gross Internal Area = 58.16 sq m / 626 sq ft



Top Floor

Ref :

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PLAN**

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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