

**STOCK ORCHARD CRESCENT N7  
OFFERS IN EXCESS OF  
£500,000 LEASEHOLD**

**A spacious two bedroom (one with an ensuite shower room) & a separate bathroom flat, set on the ground floor of a purpose built building with a non allocated parking space, in N7.**





The building is located on the corner of Stock Orchard Crescent with Caledonian Road, within close proximity of Caledonian Road tube station (Piccadilly line) and close to local services and shops. 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 flat offers well proportioned living accommodation and comprises a reception room with bay, a separate kitchen, a bathroom, two bedrooms (one of which has ensuite shower room), a non-allocated parking space and use of a shared rear garden area.

**TENURE:** 189 Years Lease from 24<sup>th</sup> December 2002

**GROUND RENT:** a peppercorn

**SERVICE CHARGE:** £1,818.59 – Period 01.2024 to 12.2024

**Parking:** Non allocated parking space

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

**Broadband and Data Coverage.** Ultrafast Broadband services are available via Openreach, G Network, Virgin Media. 5G data is also available in this area information via Ofcom.

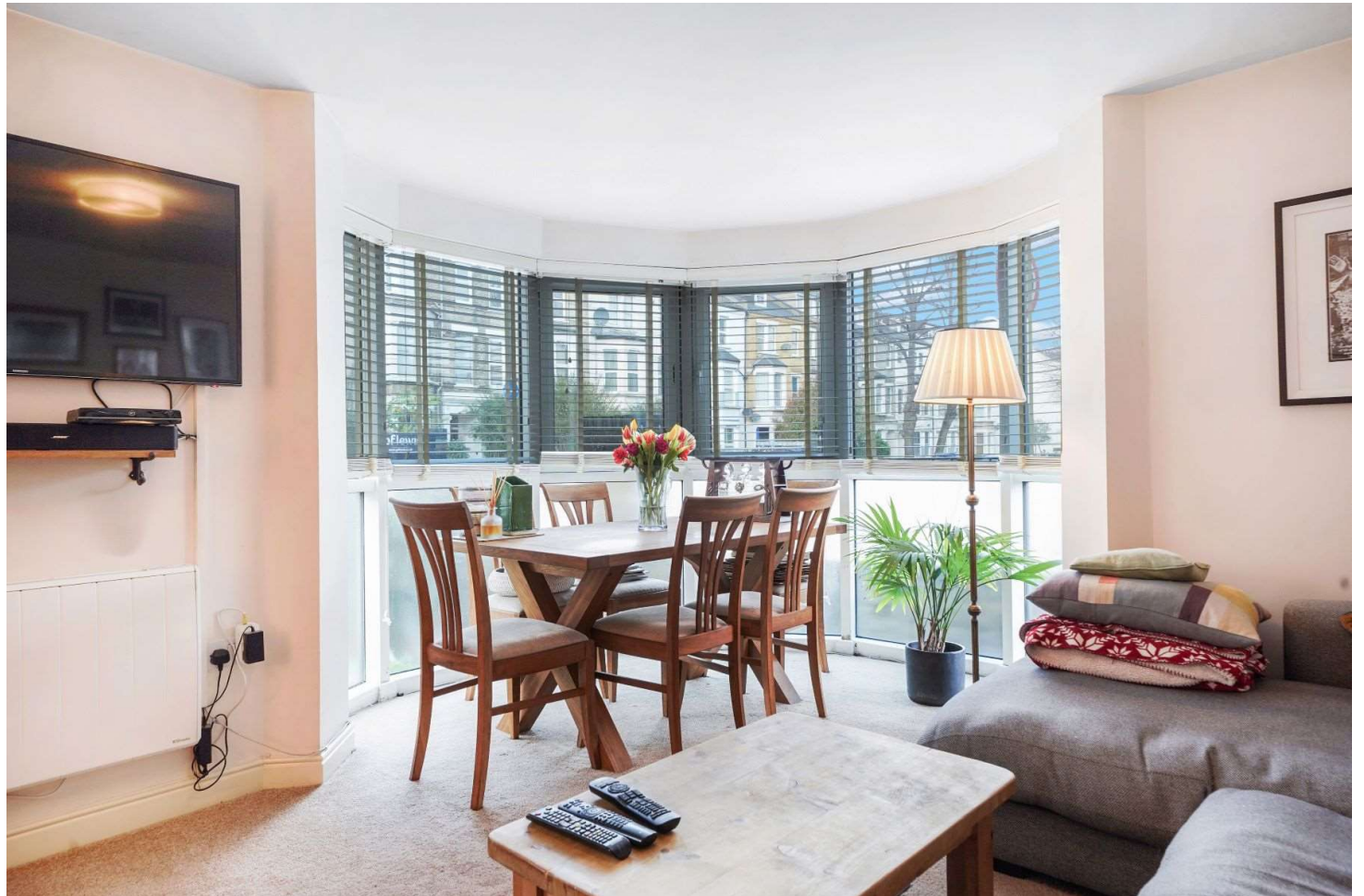
**Construction Type:** We have been advised brick and tiled roof

**Heating:** Electric radiators

**Lease Covenants:** Not to use the Flat for any purpose whatsoever other than as a private residential flat.

**Lease Restrictions:** Not to keep any bird, dog or other animal in the Flat. 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: E (£2,217.59 for 2023/2024)













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.

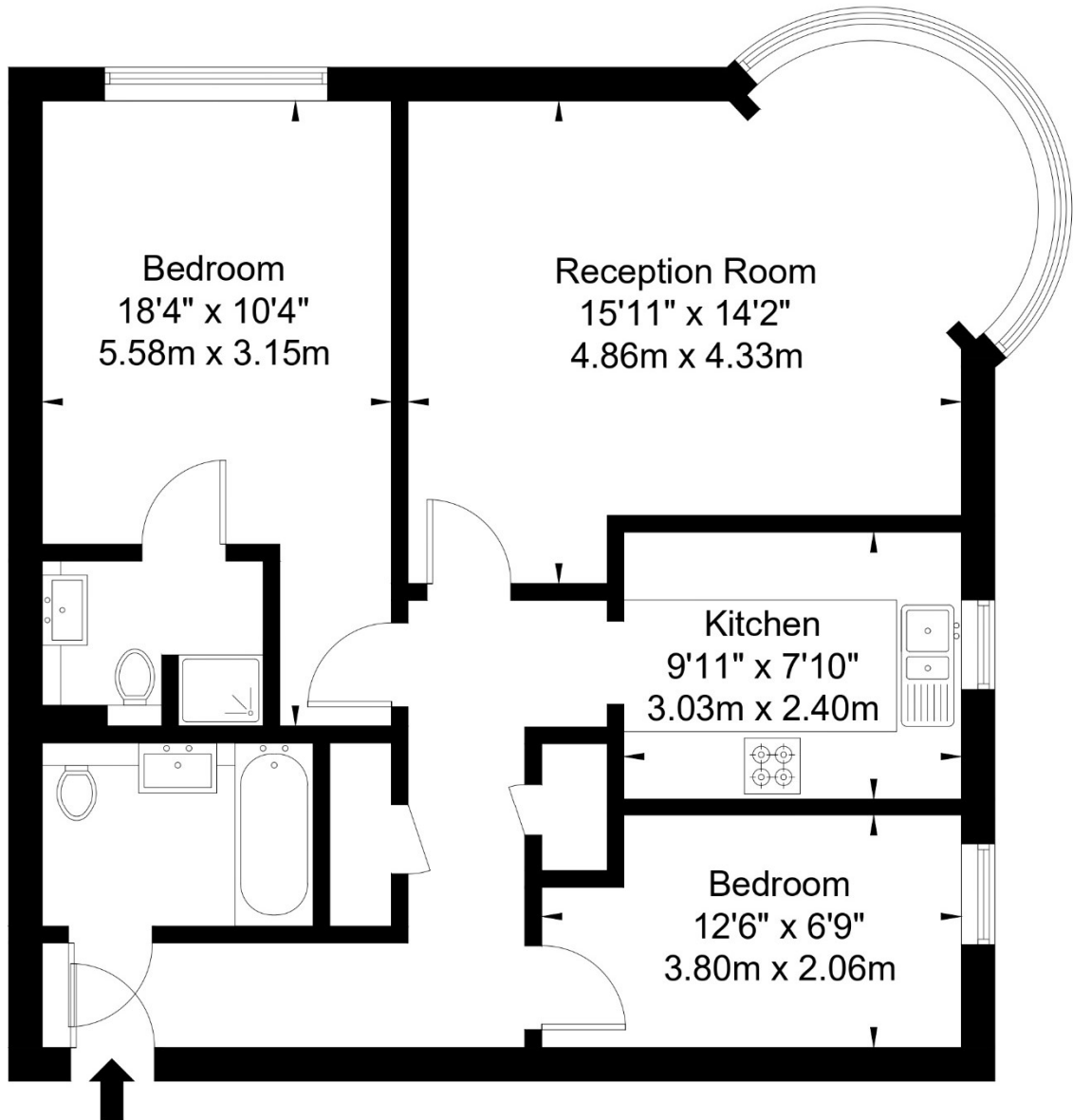
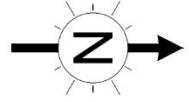
The agent has not tested any apparatus, equipment, fixtures & fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. These details may depict items that are not for sale or included in 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
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



# Stock Orchard Crescent, N7 9GD

Approx Gross Internal Area = 73.1 sq m / 787 sq ft



Ground 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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