

**HUNTER HOUSE, JUNCTION ROAD, N19  
OFFERS IN EXCESS OF  
£290,000 LEASEHOLD**

**Offering for sale one bedroom chain-free flat, set on the second floor of a purpose-built block, well located for Tufnell Park tube station.**





Hunter House is located along Junction Road, within close proximity of Tufnell Park tube station (Northern line) and close to local bus services, shops and cafes. Kentish Town, 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 an open plan kitchen, a bedroom and a windowed bathroom.

Internal viewing is recommended.

<b>TENURE:</b>	<b>1000 Years Lease from 24<sup>th</sup> June 1959</b>
<b>GROUND RENT:</b>	<b>£27p.a</b>
<b>SERVICE CHARGE:</b>	£501.04 – Period 01.04.24 to 30.06.24 – For various communal charges
<b>Parking:</b>	To be confirmed
<b>Utilities:</b>	The property is serviced by mains water, electricity, and sewage
<b>Broadband and Data Coverage</b>	Ultrafast Broadband services are available via Openreach, Virgin Media. 5G data is also available in this area information via Ofcom.
<b>Construction Type:</b>	We have been advised by the owner brick with tile roof
<b>Heating:</b>	Electric heating - radiators
<b>Lease Covenants:</b>	None of Note.

**Lease Restrictions:** Not to use the Flat for any purpose whatsoever other than as a private residential flat. Not to keep any bird, dog or other animal in the Flat.

Council Tax: London Borough of Islington - Council Tax Band: B (£1,411.19 for 2023/24).



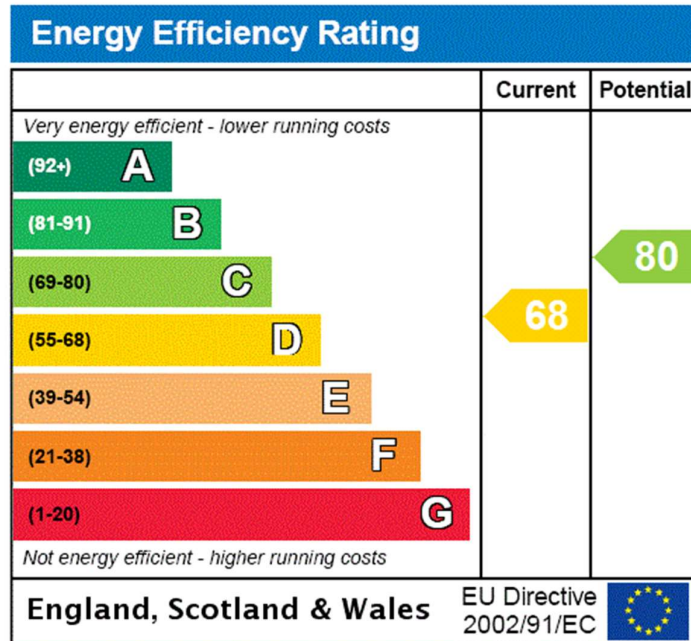






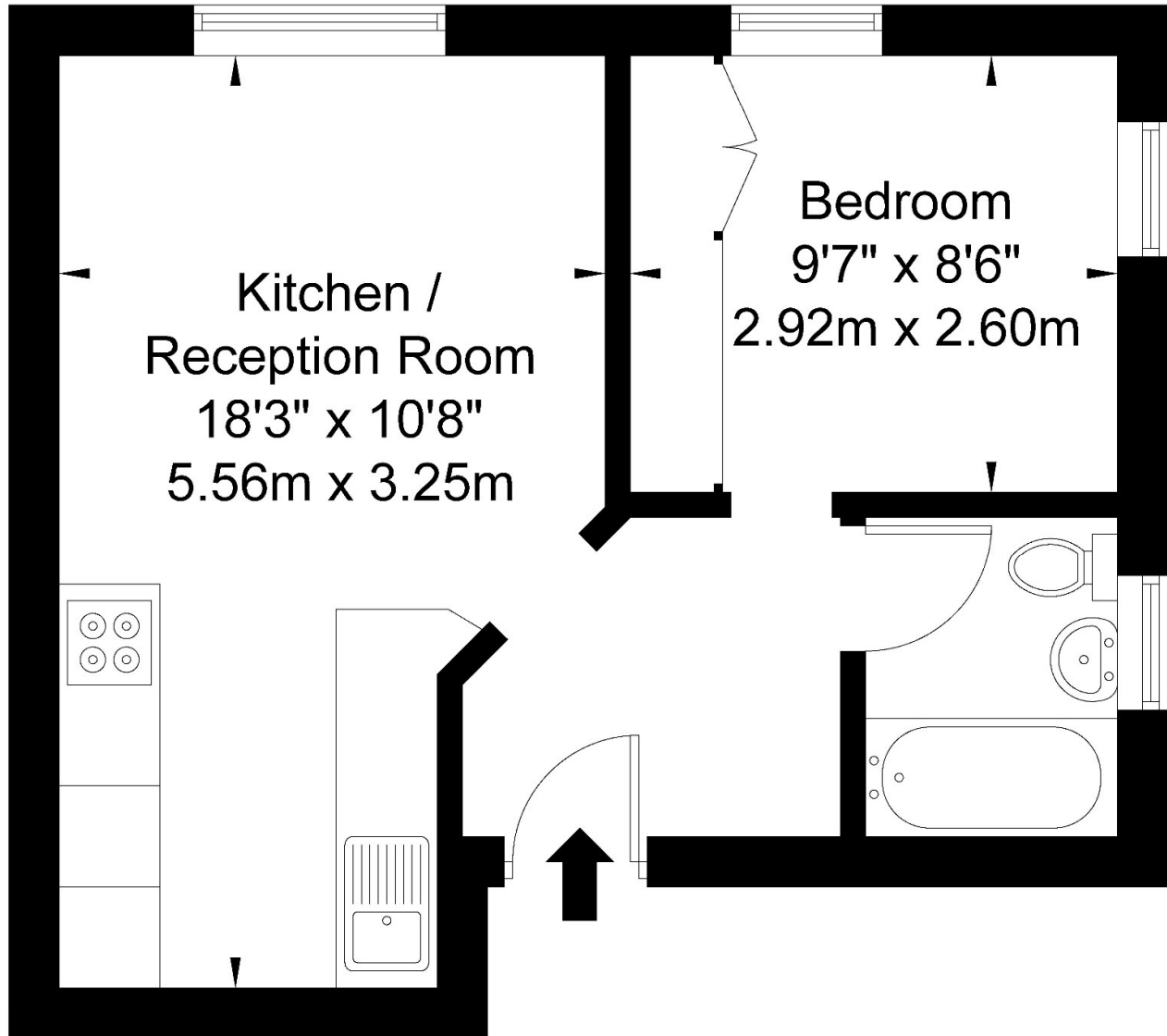
Whilst every attempt has been made in good faith to ensure the accuracy of these details, all data shown including the floorplan, are an interpretation for illustrative purposes only and should be used as a general outline for guidance only and is/are not to scale. Any areas, measurements or distances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



# Hunter House Junction Road N19 5QE

Approx. Gross Internal Area = 31.3 sq m / 337 sq ft



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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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