

JUNCTION ROAD N19

£700,000 SHARE OF FREEHOLD

A spacious chain-free two double bedroom flat, set on the first & second floors of a period building, with a private roof terrace.





This well-presented and characterful flat comprises a large reception room, a separate kitchen and a bathroom on the first floor, with two double bedrooms (both with fitted wardrobes), & a shower room on the second (top) floor above. There is access just before the front door to the flat, off the stairway to a private rear roof terrace.

The property is located along Junction Road, it's nearest tube stations being Archway & Tufnell Park (both Northern line) and is close to Upper Holloway overground station, local bus services, shops, cafes, restaurants, Dartmouth Park & not too far to the green spaces of Waterlow Park & Parliament Hill Fields with Hampstead Heath beyond.

An internal viewing is recommended.

TENURE: **999 Years Lease from 29th September 1987**

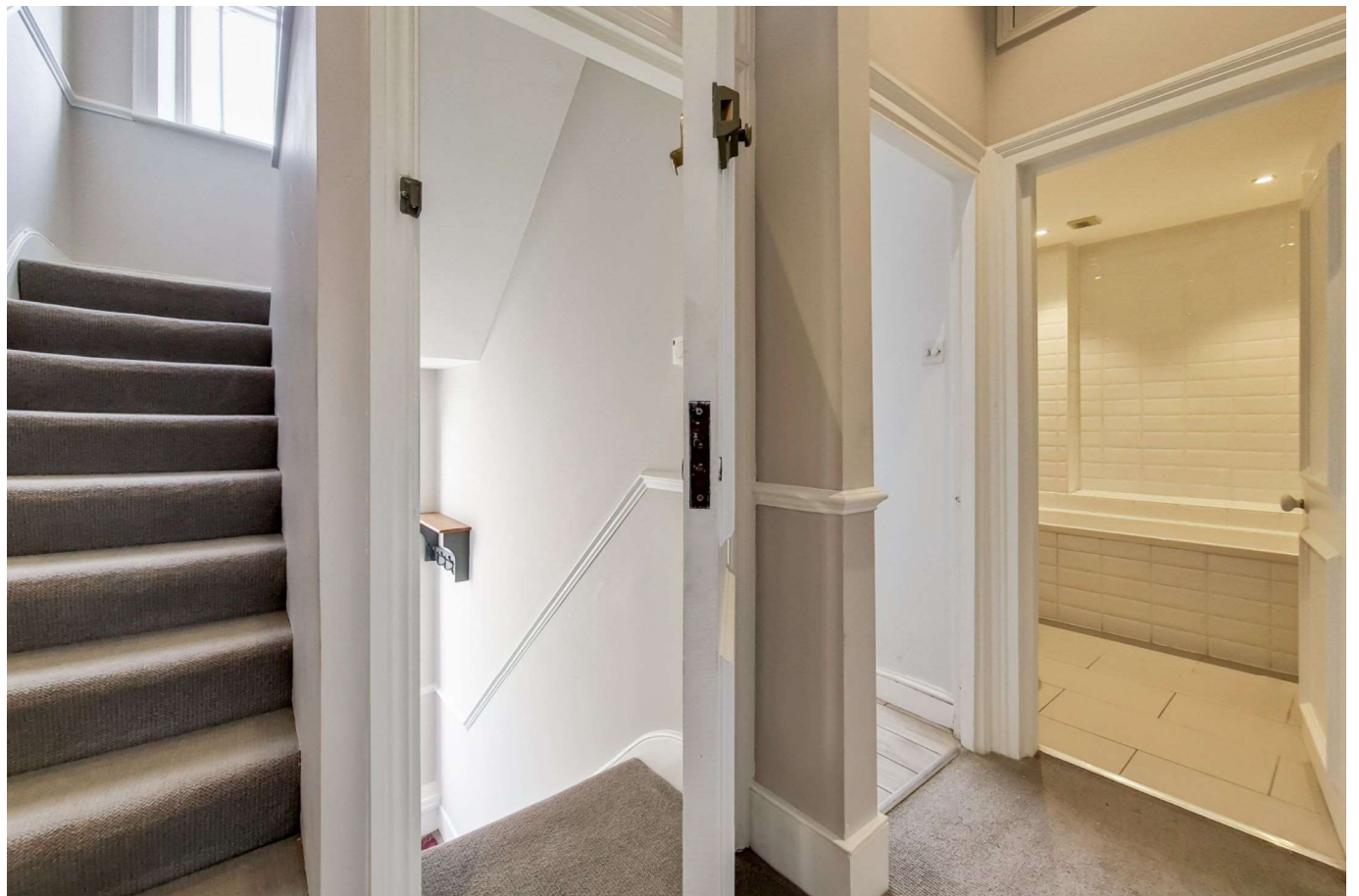
SHARE OF FREEHOLD

SERVICE CHARGE: **We have been advised by the owner that they pay 50% of communal works with the lower flat - Unverified**

Council Tax: London Borough of Islington - Council Tax Band: E
(£2,090.29 for 2022/23).













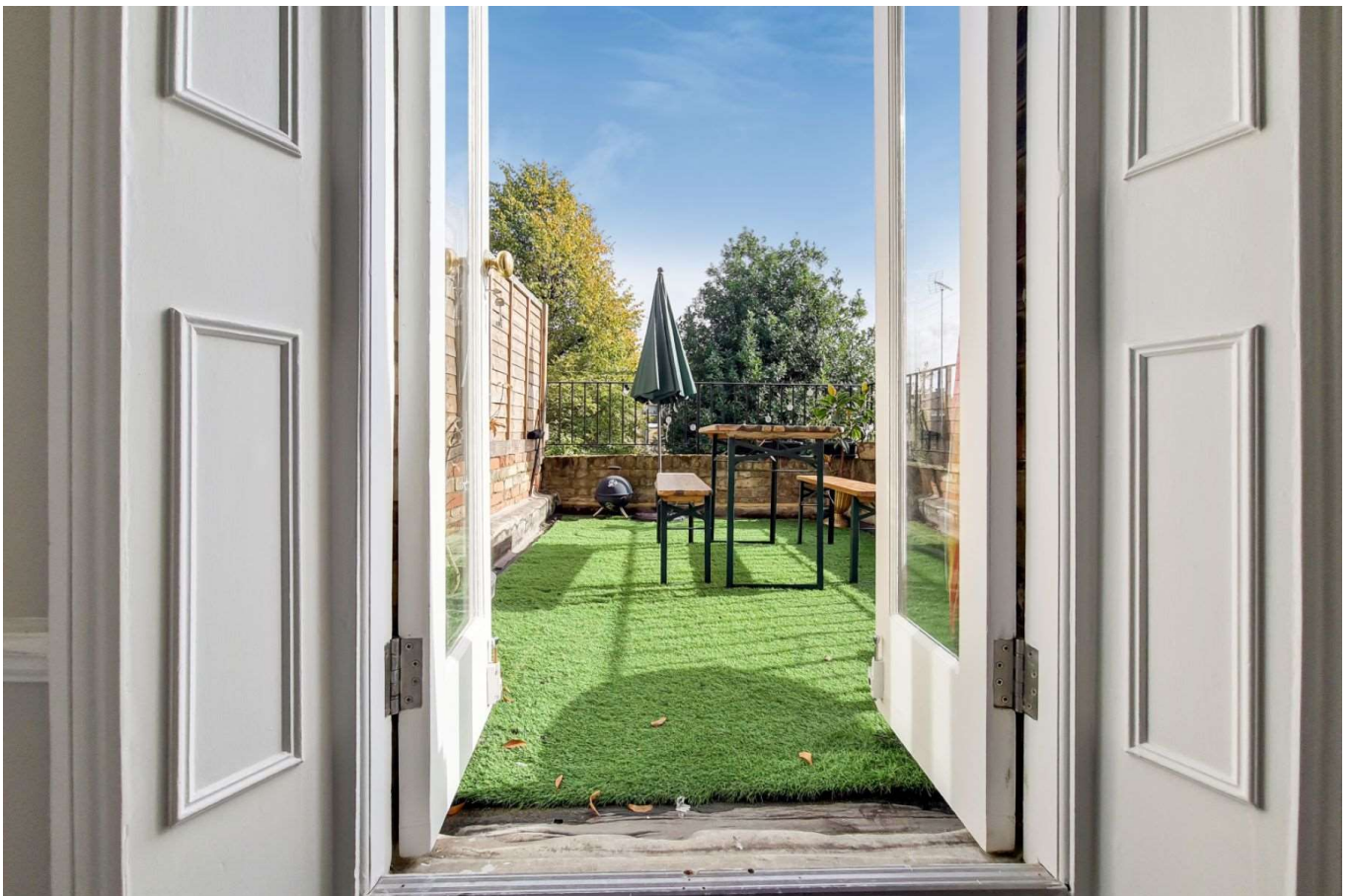




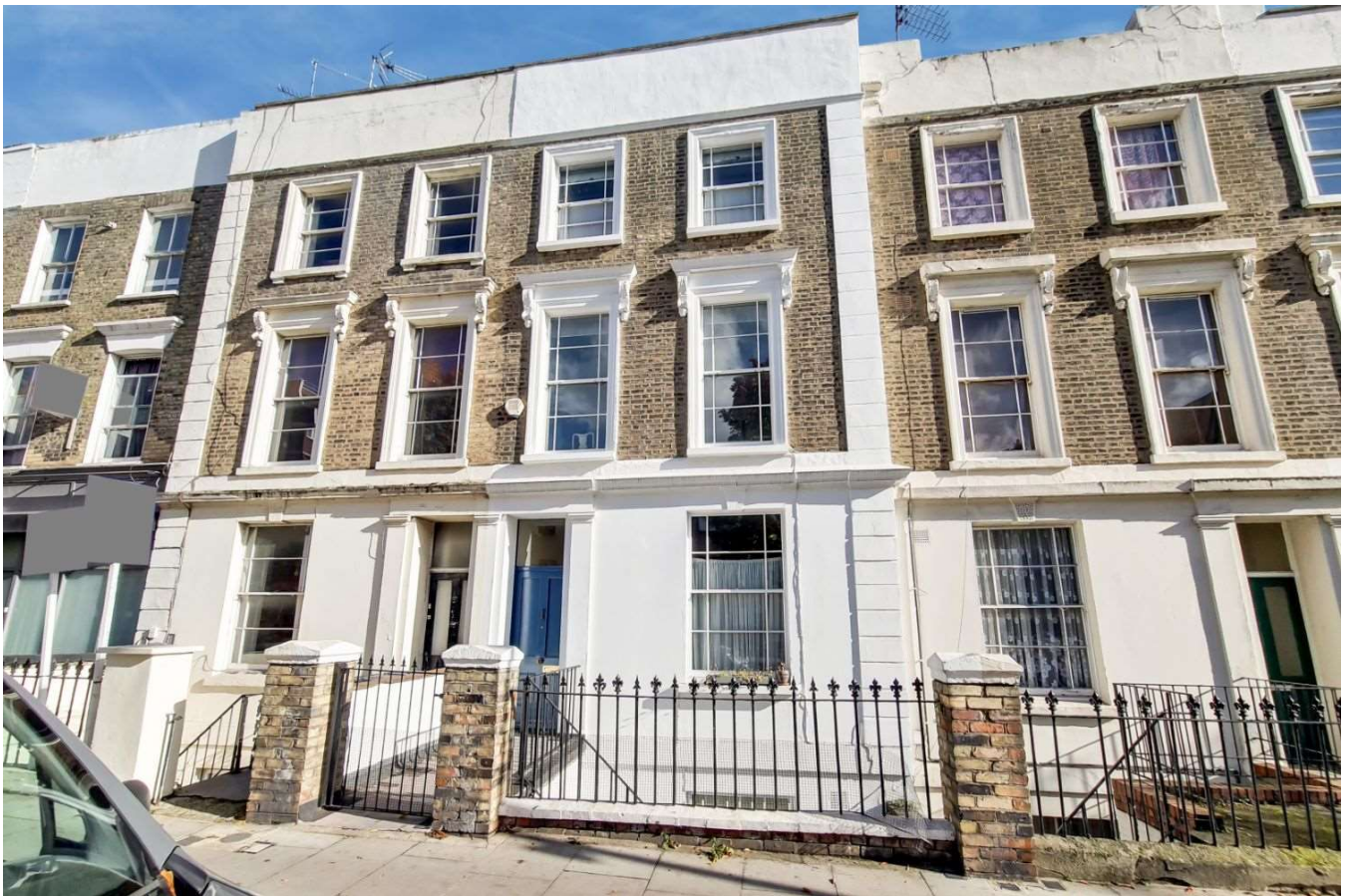








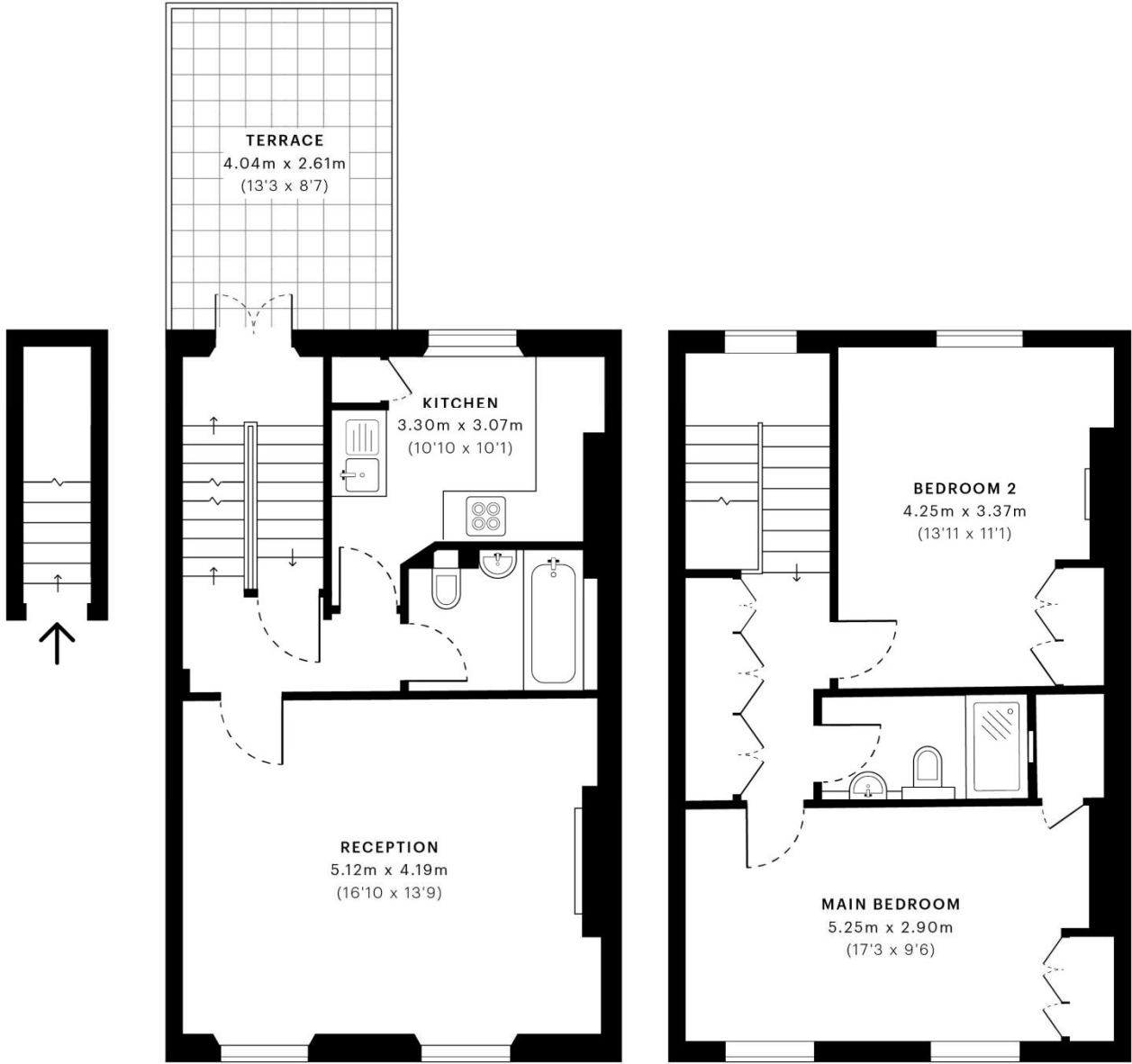




Whilst data shown including the floorplan, are an interpretation for illustrative purposes only and should be used as a general outline for guidance only and is/are not to scale. Any areas, measurements or distances quoted are approximate and should not be relied upon to value a property or be the basis 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+)	A		
(81-91)	B		
(69-80)	C	70	75
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



— Ground Floor

— First Floor

— Second Floor

GROSS INTERNAL AREA (GIA)
The footprint of the property
88.91 sqm / 957.02 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes washrooms, restricted head height
80.63 sqm / 867.89 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
10.27 sqm / 110.55 sqft

RESTRICTED HEAD HEIGHT
Limited use areas under 1.5 m
0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 84.98 sqm / 915.36 sqft
IPMS 3C RESIDENTIAL 91.45 sqm / 984.36 sqft