

**CRAYFORD ROAD N7  
OFFERS IN EXCESS OF  
£600,000 SHARE OF FREEHOLD**

**A well-presented two bedroom flat, set on the lower ground floor of a four storey period building, with its own entrance and direct access to a private rear garden.**





Crayford Road is within a cluster of roads located off Carleton Road, nearest tube stations being Tufnell Park (Northern line), Holloway Road and Caledonian Road (both Piccadilly line) and close to local bus services, shops, cafes, Tufnell Park Tavern & Tufnell Park playing Fields with its tennis courts. 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, which has its own entrance, comprises a reception room with access through to a kitchen/breakfast room, a bathroom, two bedrooms and direct access to a private rear garden.

**TENURE:** 125 Years Lease from 29<sup>th</sup> September 1983 – We have been advised by the owners they are in the process of extending the lease

**SHARE OF FREEHOLD:**

**SERVICE CHARGE:** £2140.00 for year end 31.03.25 – For buildings insurance and other communal charges – They also pay £200pa to sinking fund - Unverified

**Parking:** By permit with Islington Council

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

**Broadband and Data Coverage.** Ultrafast Broadband services are available via Openreach, Community Fibre, G Network, Virgin Media.

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

**Heating:** Gas central heating

**Lease Covenants & Restrictions:** Not to use the Flat for any purpose whatsoever other than as a private residential flat. Not to keep any animal, bird or other pets in the Flat. To carpet or insulate to prevent undue noise.

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

















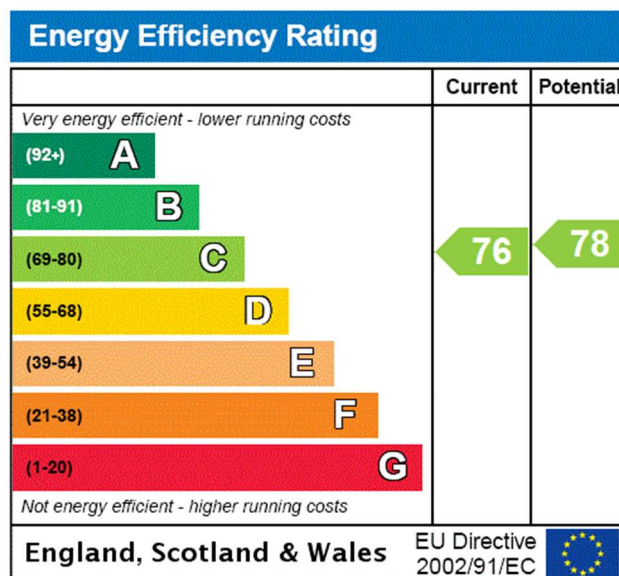






Whilst every attempt has been made in good faith to ensure the accuracy of these details, all data shown including the floorplan, are an interpretation for illustrative purposes only and should be used as a general outline for guidance only and is/are not to scale. Any areas, measurements or distances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



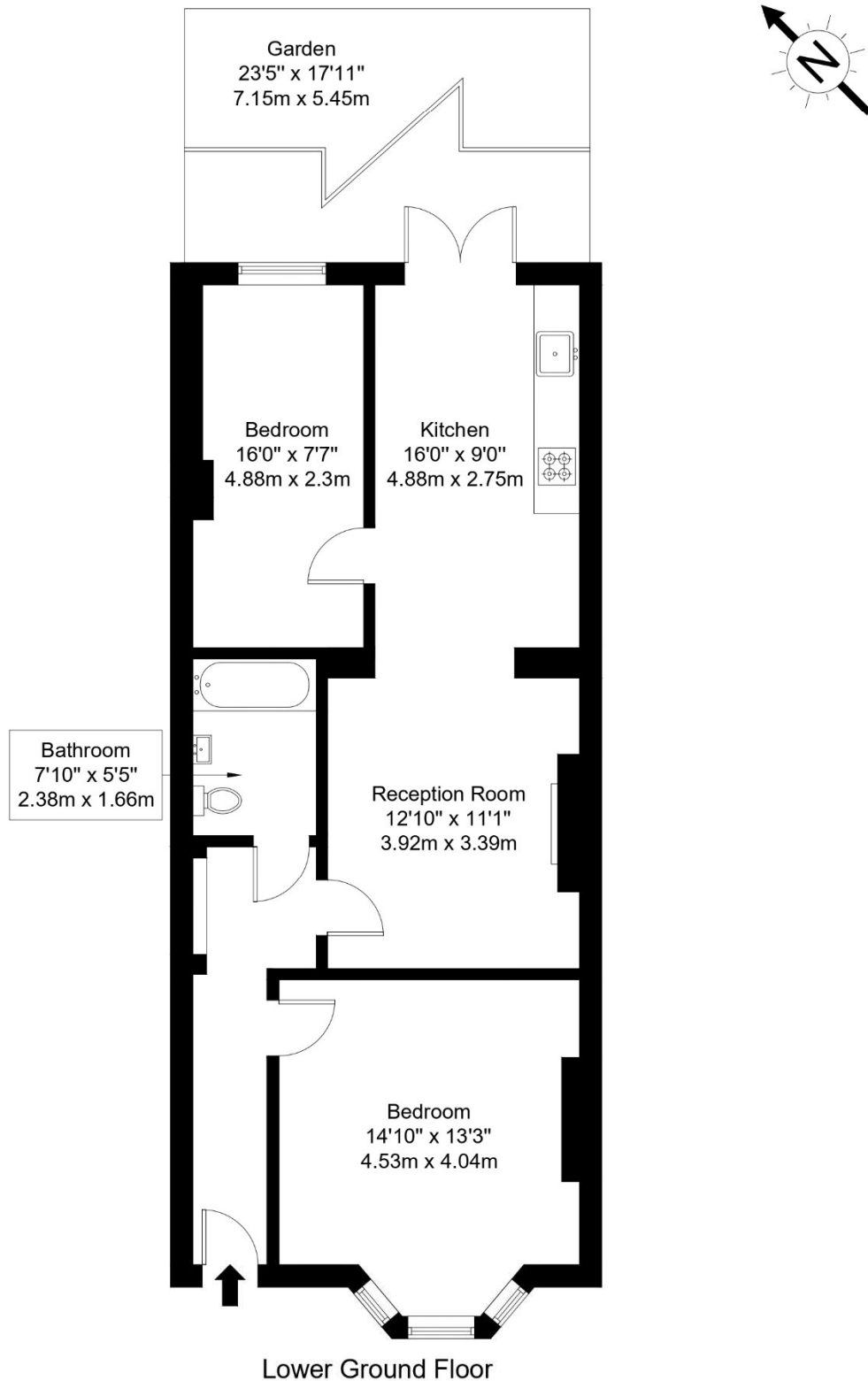


# Crayford Road, N7 0ND

Approx Gross Internal Area = 69.3 sq m / 746 sq ft

Garden = 39 sq m / 420 sq ft

Total = 108.3 sq m / 1166 sq ft



Lower Ground Floor

Ref :

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**BLEU  
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. 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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