

CRAYFORD ROAD N7 £650,000 LEASEHOLD

We are delighted to offer for sale a superb two bedroom flat, set on the second & third (top) floors of a four storey period building.





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 Camden Town area is a bus ride away from Camden Road, for its attractions including Camden Market alongside The Regents Canal. Islington Upper Street & Highbury Corner are served by bus services from Holloway Road in one direction and Highgate in the other. 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 property offers space and light and has its entrance on the first floor off the communal hallway. The flat comprises a reception room, a separate kitchen and a bathroom all on the second floor, with stairs to two bedrooms on the third (top) floor above.

A word from the owner..... "We've loved starting a family in this flat, and we will really miss the lovely community around us. We perhaps take for granted the natural light and storage space here, as well as the ability to get to Central London in 30 mins. We hope the next owners will be able to enjoy it as much as we have".

TENURE: 125 Years Lease from 29th September 2001

GROUND RENT: £10p.a

SERVICE CHARGE: £873.55 - Estimated for period 01.04.24 – 31.03.2025 – For buildings insurance management and other communal charges

Parking: We have been advised by the owners residents parking via permit

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

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

Construction Type: We have been advised by the owners brick with tiled roof

Heating: Gas

Lease Covenants & Restrictions: Not to use the Flat for any purpose whatsoever other than as a private residential flat. To keep the floors substantially covered with suitable material for reasonably minimising the transmission of noise to other dwellings within the Building.

Council Tax: London Borough of Islington - Council Tax Band: C (£1,707.13 for 2024/25).





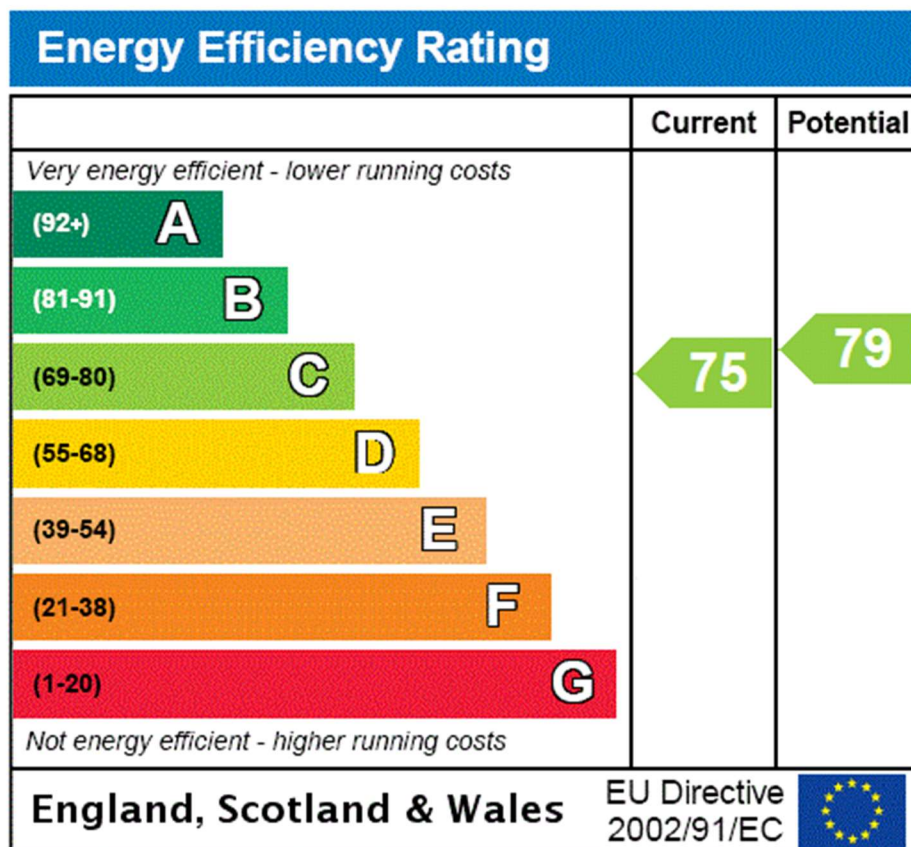






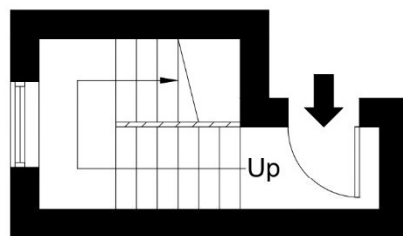
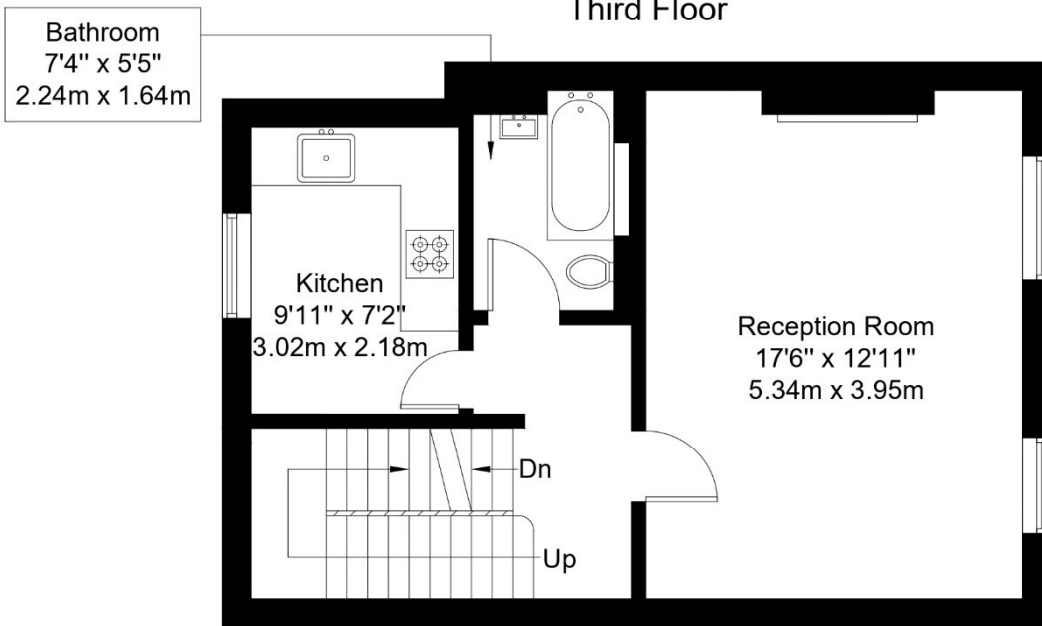
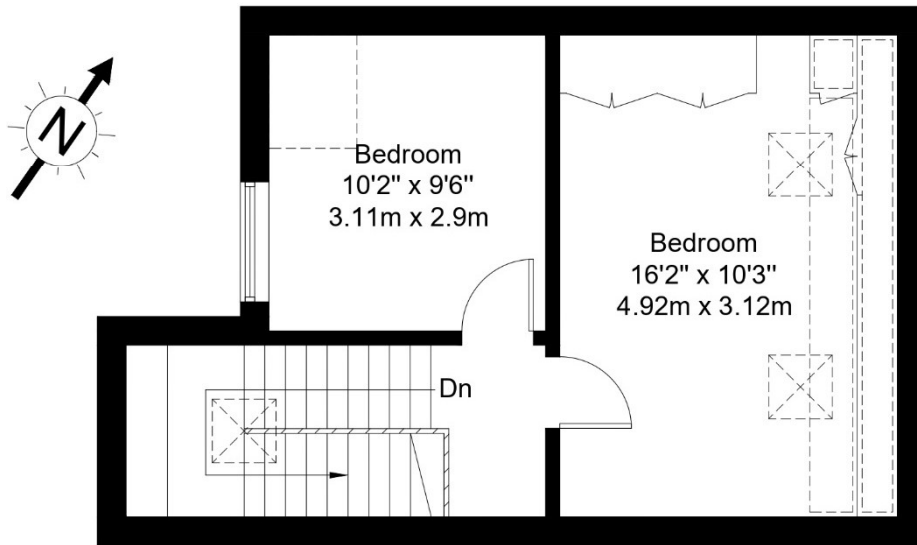
Whilst every attempt has been made in good faith to ensure the accuracy of these details, all data shown including the floorplan, are an interpretation for illustrative purposes only and should be used as a general outline for guidance only and is/are not to scale. Any areas, measurements or distances 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 0NE

Approx Gross Internal Area = 77.7 sq m / 836 sq ft
Restricted head height / Eaves = 5.8 sq m / 62 sq ft
Total = 83.5 sq m / 898 sq ft



 = Reduced headroom below 1.5m / 5'0

Ref :

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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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