

**HUDDLESTON ROAD N7  
OFFERS IN EXCESS OF  
£650,000 SHARE OF FREEHOLD**

**A two bedroom flat set on the second and top floors of a period building, with its entrance on the first floor off the communal hallway, with direct access to a private roof terrace.**





Huddleston Road is a cul-de-sac located off Tufnell Park Road, nearest tube station being Tufnell Park (Northern line) and close to local bus services, shops, Tufnell Park Tavern, Tufnell Park Playing Fields with its tennis courts & not too far to Parliament Hill Fields with Hampstead Heath beyond. The Kings Cross area is a bus ride away from Brecknock 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 offers well proportioned living accommodation and is arranged over the upper floors. The property, which has its entrance on the first floor off the communal hallway comprises a roof terrace on the half landing, with stairs up from the half-landing to the second floor. On the second floor there is a reception room with access to a kitchen, a bedroom and a shower room, with stairs up to a further bedroom with an ensuite bathroom on the top floor above.

**TENURE:** 999 Years Lease from 21st March 1986

**SHARE OF FREEHOLD:**

**SERVICE CHARGE:** £2,196.00 – Estimated for period 01.04.24 to 31.03.25 – For buildings insurance, management fee and other communal charges

**Parking:** We have been advised by the owner - residents parking in the street permit required.

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

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

**Construction Type:** We have been advised by the owner brick with tiled roof.

**Heating:** Gas central heating

**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, pet or other animal in the Flat without the written permission of the Freeholder, which shall not be unreasonably withheld. To keep the floors covered with wall-to-wall fitted carpet except the kitchen and bathroom which should be properly and suitable covered with sound-deadening material.

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







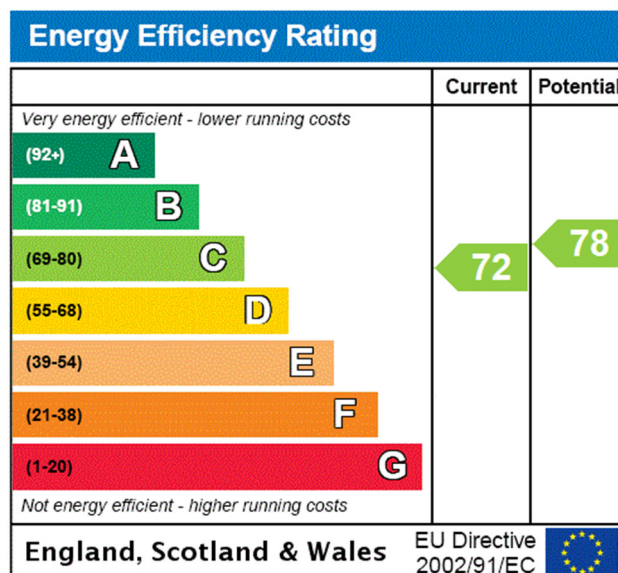






Whilst every attempt has been made in good faith to ensure the accuracy of these details, all data shown including the floorplan, are an interpretation for illustrative purposes only and should be used as a general outline for guidance only and is/are not to scale. Any areas, measurements or distances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





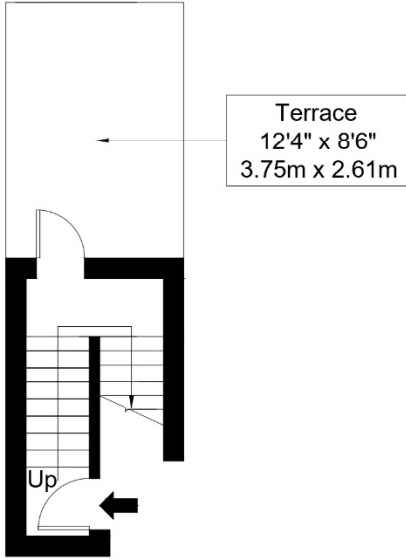
# Huddleston Road, N7 0EH

Approx Gross Internal Area = 70.24 sq m / 756 sq ft

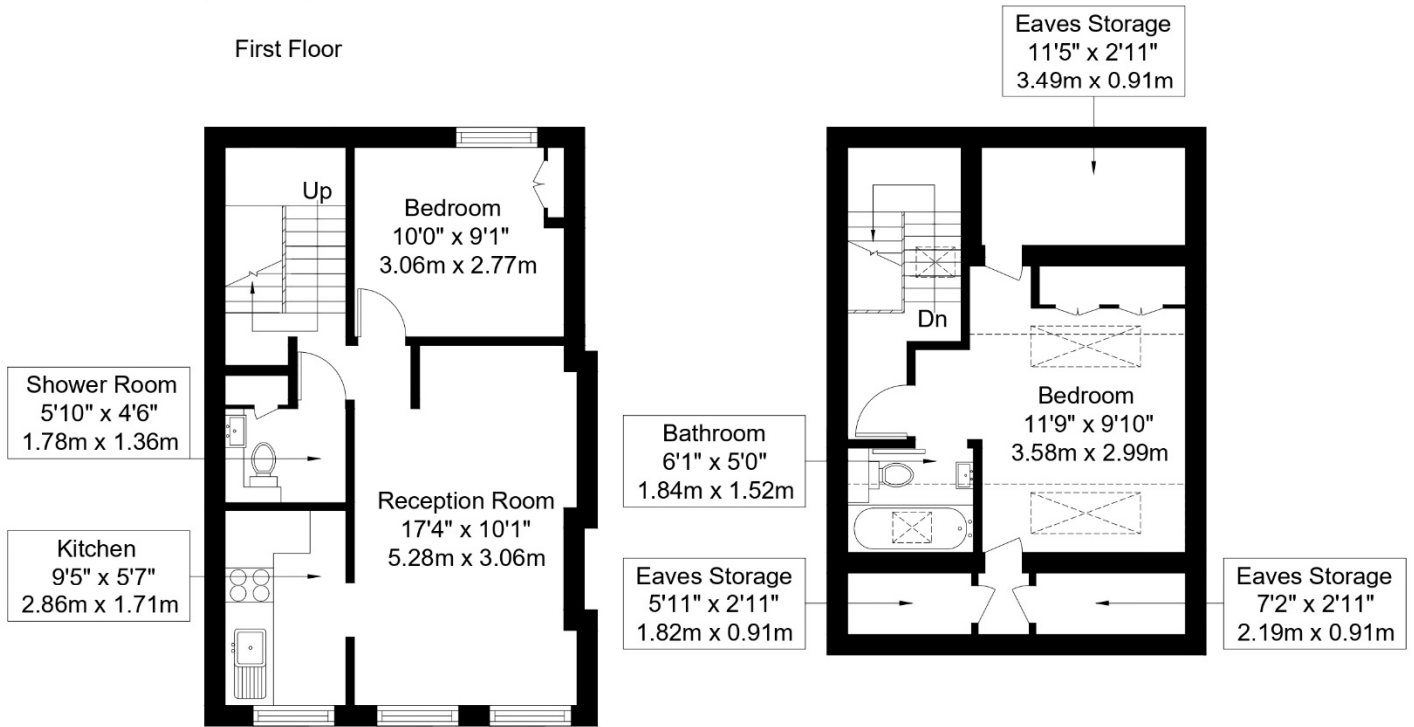
Eaves Storage = 7.91 sq m / 85 sq ft

Terrace = 9.77 sq m / 105 sq ft

Total = 87.92 sq m / 946 sq ft



First Floor



Second Floor

Third Floor

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. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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