



**DARTMOUTH PARK HILL N19
OFFERS IN EXCESS OF £450,000 SHARE OF FREEHOLD**

**A SUPERB, ONE BEDROOM APARTMENT
CONVERTED FROM THE TOP FLOOR OF THIS
HANDSOME VICTORIAN-BUILT FORMER HOUSE.**

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DESCRIPTION:

The property is presented in good decorative condition and comprises spacious accommodation featuring a sizeable reception room which affords views and includes a study recess too. The hallway is also generous in size and can easily double-up as a study space because it has enough space to accommodate a desk or perhaps even small dining table. The flat comes complete with use of a neatly-kept front communal garden, share of freehold and is chain-free too.

MATERIAL INFORMATION:

Tenure: 999 year lease from 1st October 2012 with **SHARE OF FREEHOLD**.

Service Charges: 20 % or expenditure. £1,200.00 per annum is paid into the building sinking fund.

Council Tax: Islington Council BAND C (£1,707.13 for 2024/25).

Parking: Residents parking by permit.

Utilities: Mains connected electricity, gas, water and sewerage.

Broadband and Data Coverage: Ultrafast Broadband services are available (G. Network, Openreach & Virgin Media) with a very high confidence level of 5G data coverage for mobile phones.

Construction Type: Brick and slate.

Heating: Gas central heating.

Lease Covenants & Restrictions: Although the lease states that "no animal shall be kept on the demised premises so as to cause a nuisance or annoyance to the Lessor or adjoining Tenant or occupier", our client informs us that pets are allowed with the permission of fellow-freeholders. The floors shall be fully carpeted, or other deadening material installed, except for the kitchen and bathroom, at all times.




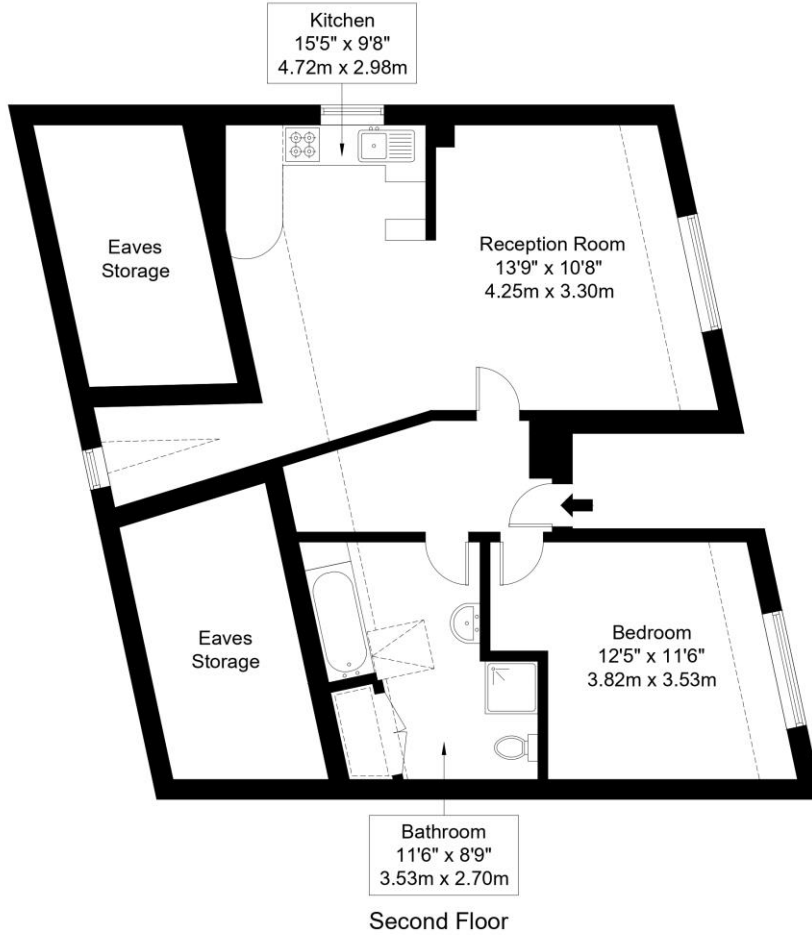
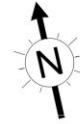
Dartmouth Park Hill, N19 5HU

Approx Gross Internal Area = 47.74 sq m / 514 sq ft

Restricted Head Height = 15.41 sq m / 166 sq ft

Total = 63.15 sq m / 680 sq ft

 = RHH



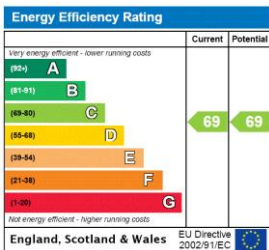
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This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.



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