





WATERLOW ROAD N19

OFFERS IN EXCESS OF £300,000 LEASEHOLD

IMPECCABLY PRESENTED, THIS GROUND FLOOR APARTMENT BOASTS ONE BEDROOM AND EXUDES A SENSE OF STYLE AND SOPHISTICATION THROUGHOUT. THE OPEN-PLAN LAYOUT CREATES A SEAMLESS FLOW FROM THE LIVING AREA TO THE KITCHEN, PROVIDING A PERFECT SPACE FOR RELAXATION AND ENTERTAINING.

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DESCRIPTION:

The apartment has been recently constructed to a high standard, ensuring a comfortable and contemporary living experience with built-in appliances and fittings as good as new. Located in a sought-after area, this property benefits from easy access to local amenities, transport links, and green spaces. With its clean lines, tasteful decor, and convenient location, this stylish apartment presents a fantastic opportunity for those seeking a well-appointed home in a desirable neighbourhood.

LOCATION:

The flat is located at the Archway Road end of Waterlow Road, within a short walk of Archway Tube Station, bus routes into the City/West End and Kings Cross and a variety of useful local shops. Various other amenities including a leisure complex and Waterlow Park are also close-at-hand whilst Hampstead Heath and Highgate Village are both easily accessible.

MATERIAL INFORMATION:

Tenure: 125 year lease from and including 1st April 2018 and to and including 31st March 2143.
Ground Rent: £275.000 per annum until 2028.
Service Charges: 22.03400 % of building costs. This equates to £1,389.46 for 2024/25). This pays for a variety of items including Building Insurance, Management Services, Communal Electricity, General Building Repairs, Health and Safety Assessments. There is also an annual contribution towards the Building Reserve Fund of £88.14. The building is managed by Urang Property Management.
Council Tax: Islington Council **BAND C** (£1,873.67 for 2026/27).
Parking: On-Street permit parking. However, lease see Notable Lease Restrictions below.
Utilities: Mains connected electricity, water and sewerage.
Broadband and Data Coverage. Ultrafast Broadband services are available (Openreach & Virgin Media) with a very high confidence level of 5G data coverage for mobile phones.
Construction Type: Rendered Brick and slate roof. The building was constructed in 2018 and three years remain on the Building Warranty.
Heating: Electric Under-Floor Heating.
Notable Lease Covenants & Restrictions: Not to use the Flat for any purpose whatsoever other than as a private residential flat. Not to keep any animal or bird animal on the Property without the written permission of the Freeholder. To keep the floors covered with carpet and an underlay except the kitchen and bathroom which should be properly and suitable covered. The owner/resident of this property agrees not to apply for a parking permit (save disabled persons).





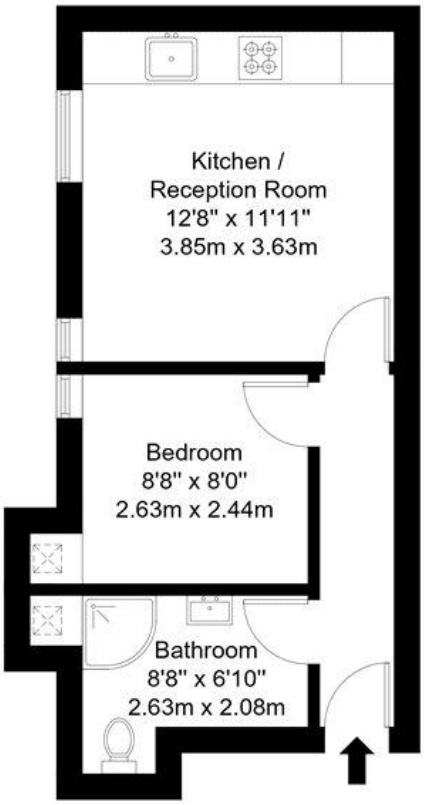






Waterlow Road, N19 5NJ

Approx Gross Internal Area = 29.9 sq m / 322 sq ft



Ground Floor

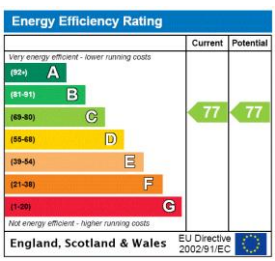
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This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.



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