WEDMORE STREET, N19
OFFERS IN EXCESS OF
£450,000 SHARE OF FREEHOLD

Offering for sale a delightful two bedroom flat, set on the ground floor of a modern purpose built building in the N19 area.









Wedmore Street is located between Holloway Road and Yerbury Road, nearest tube stations being Archway and Tufnell Park (both Northern line) and close to Upper Holloway overground station, local bus services, shops, Foxham Gardens, Tufnell Park Tavern, Tufnell Park playing fields with its tennis courts and Whittington Park is at the end of the road. Islington Upper Street & Highbury Corner are served by bus services from Holloway Road in one direction and Highgate in the other.

The property offers well-proportioned living accommodation and comprises a reception room, a seperate kitchen, two bedrooms (both with wardrobes), a bathroom and separate w.c

TENURE:	**125 Years Lease from 24th March 1999**
SHARE OF FREEHOLD:	
SERVICE CHARGE:	We have been advised by the owner they paid £110pcm in 2025 - for insurance, management fees and other communal charges - Unverified
Parking:	We have been advised by the owners a residents parking permit can possibly be acquired from the council. Please make your own enquiries.
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, with a good level of mobile phone coverage.
Construction Type:	To be confirmed
Heating:	Gas

Notable Lease Covenant & Restrictions: Not to use the Flat for any purpose whatsoever other than as a private residential flat. Not to keep or permit any bird, dog or other animal upon or in the demised premises which may cause a nuisance damage or annoyance to the tenants or occupiers of any other part of the building or to which an objection shall be notified by the Company. To arrange for the floor of each room (except kitchen and bathroom) and also the hall and other parts of the demised premises to be fitted with suitable close-fitted carpets and underlay and to renew the same when necessary any fixings for carpet to be secured with adhesive and neither nails, pins nor screws to be fixed into floors or screed.

Council Tax: London Borough of Islington - Council Tax Band: D (£2,107.87 for 2026/27).













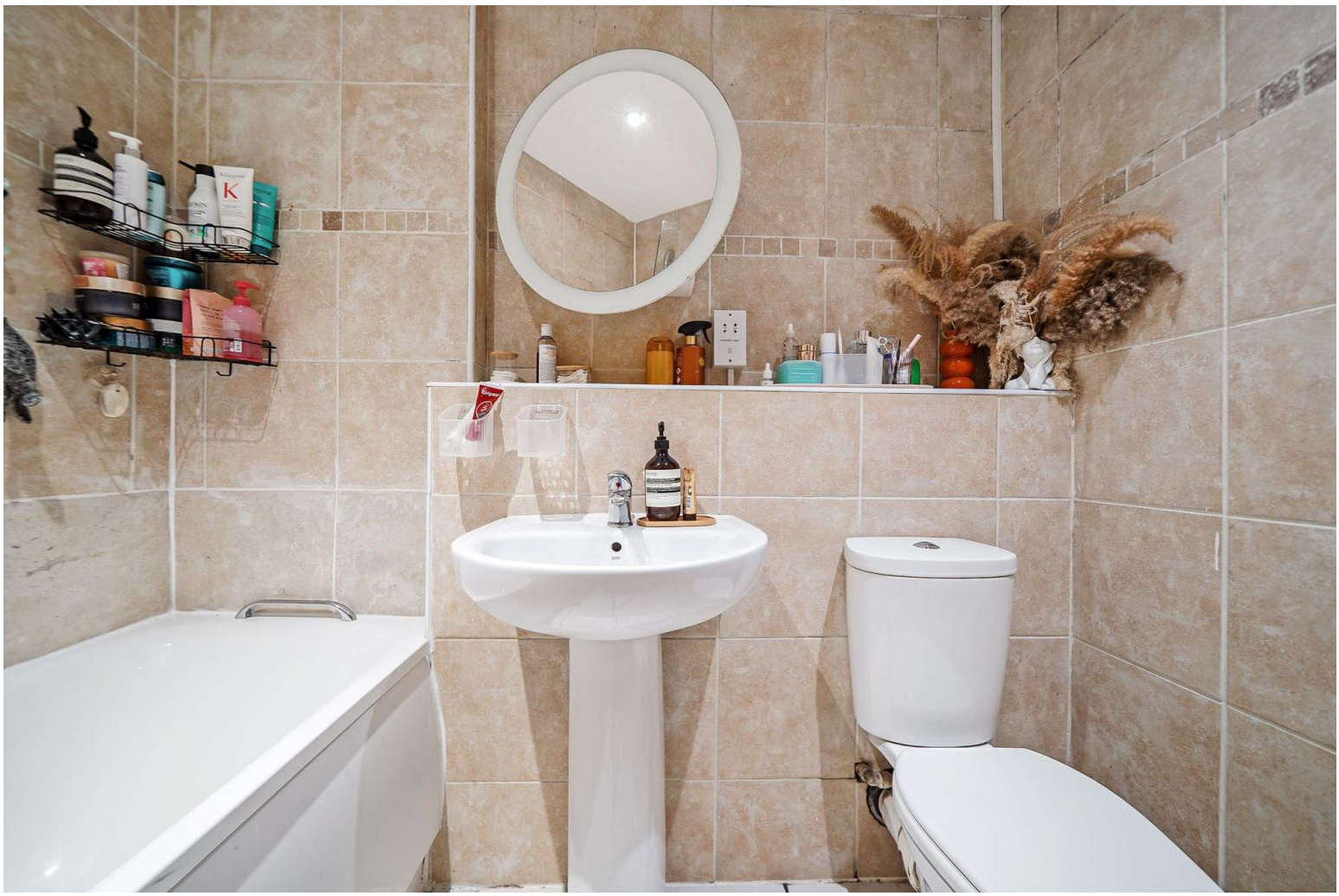





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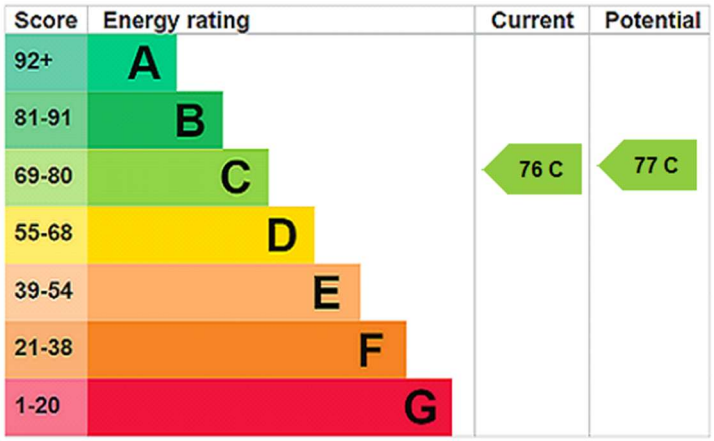

VALENTINO
PRADA
Ceylon Black Tea
LOEWE





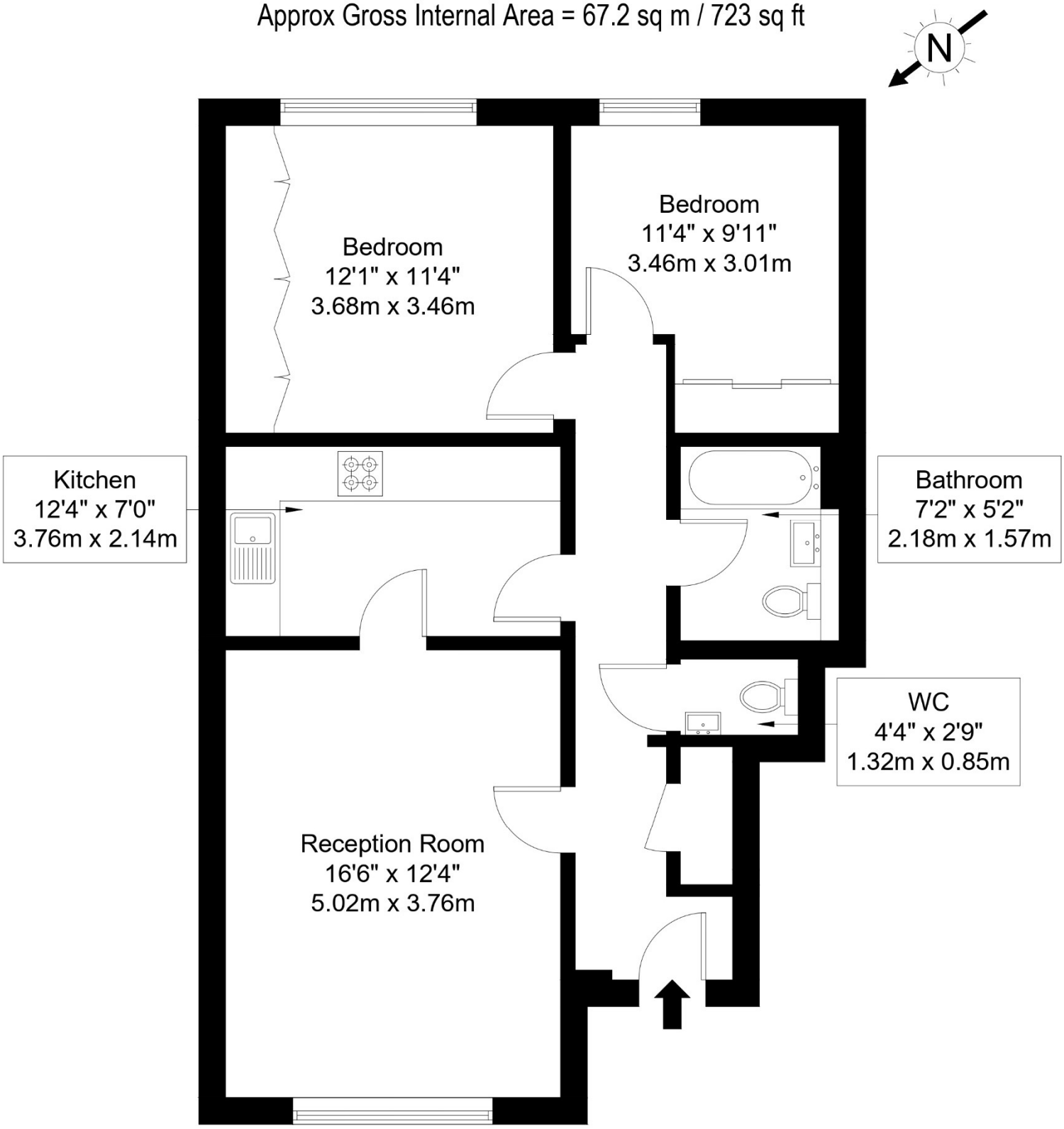
Whilst every attempt has been made in good faith to ensure the accuracy of these details, all data shown including the floorplan, are an interpretation for illustrative purposes only and should be used as a general outline for guidance only and is/are not to scale. Any areas, measurements or distances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



Wedmore Street, N19 4RU

Approx Gross Internal Area = 67.2 sq m / 723 sq ft



Ground 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. 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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