BUNNING WAY N7
£450,000 LEASEHOLD

A super two bedroom chain free flat, set on the second (top) floor of a purpose built building, with a parking space.









Bunning Way is located behind Caledonian Road, nearest tube station being Caledonian Road (Piccadilly line) and close to Caledonian Road and Barnsbury overground station, local bus services and shops. The property is a walk/short drive to the Kings Cross area 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 flat offers well presented living accommodation and comprises a reception room with a bay window with shutters, a separate modern kitchen, two bedrooms (both with window shutters), a windowed shower room and an allocated parking space.

TENURE:	**125 Years Lease from 1st January 1989**
GROUND RENT:	£200p.a
SERVICE CHARGE:	£1854.02 for period 01.04.26 to 31.03.27 for sevrice charge and reserve fund
Parking:	Exclusive right to use one parking space
Utilities:	The property is serviced by mains water, electricity and sewage
Broadband and Data Coverage.	Standard Broadband services are available via Openreach, with a good level of mobile phone coverage depending on your service provider.
Construction Type:	To be confirmed
Heating:	Electric

Notable Lease Covenant & Restrictions: Not to use the Flat for any purpose whatsoever other than as a private residential flat. No animal or bird shall be kept or brought into or upon any part of the Demised Premises which may occasion annoyance to any of the occupiers of any other part of the Estate.

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

















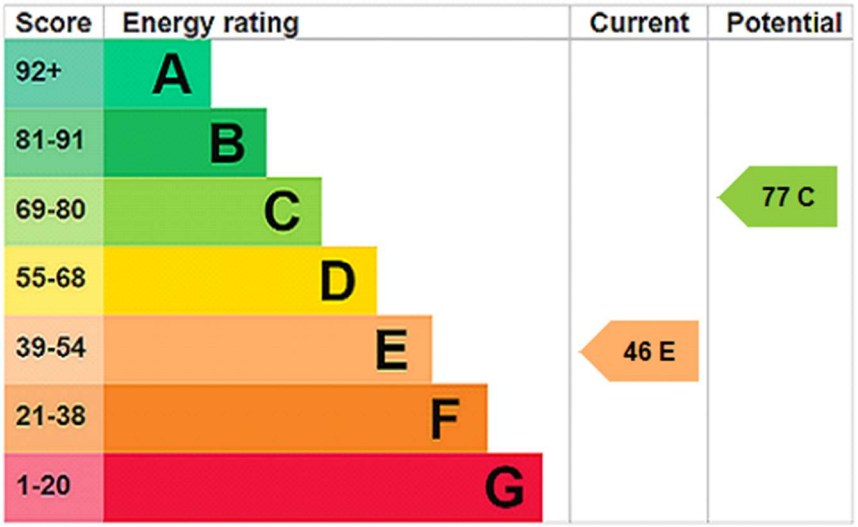






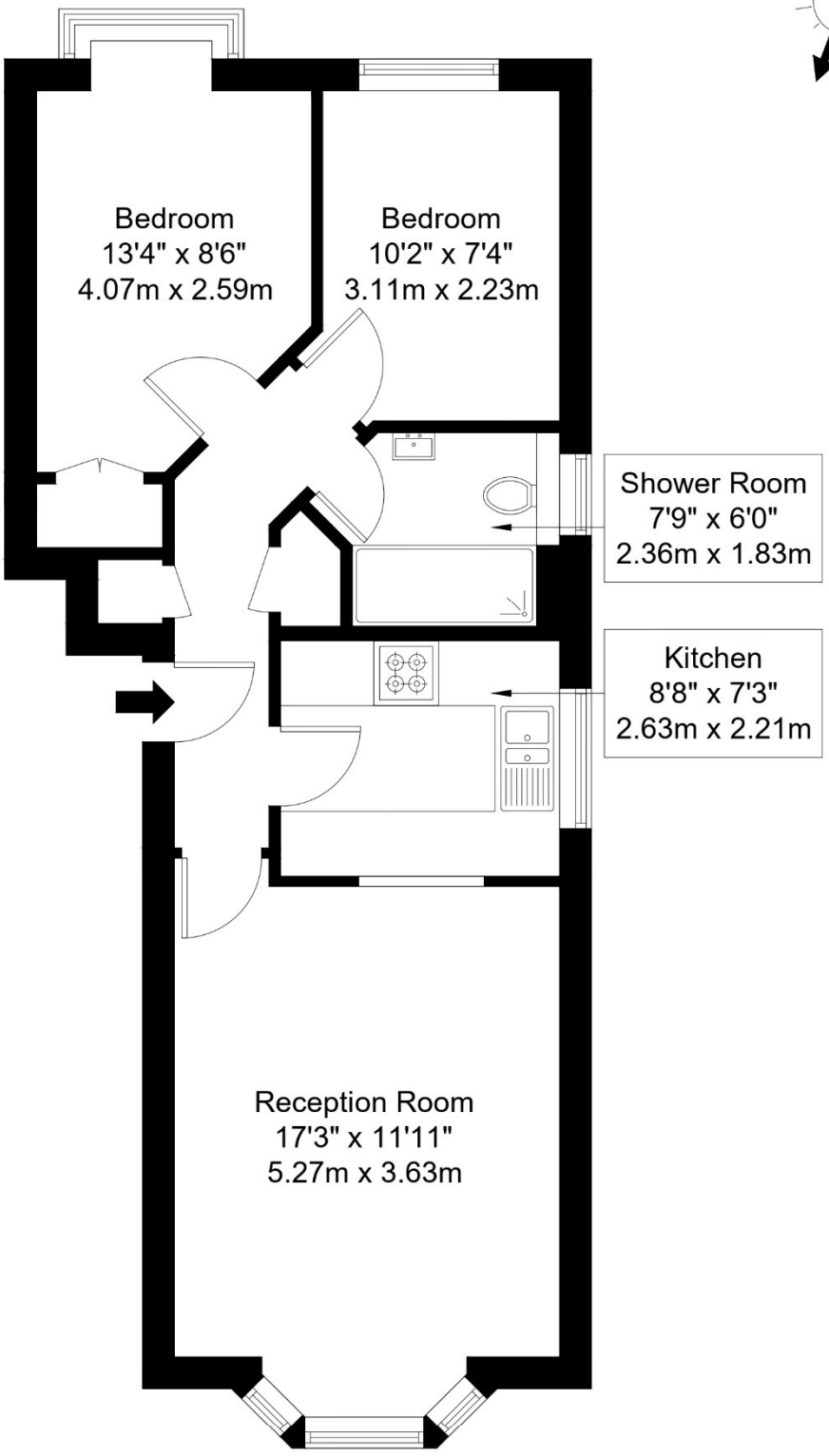
Whilst every attempt has been made in good faith to ensure the accuracy of these details, all data shown including the floorplan, are an interpretation for illustrative purposes only and should be used as a general outline for guidance only and is/are not to scale. Any areas, measurements or distances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



Bunning Way, N7 9UR

Approx Gross Internal Area = 50.9 sq m / 548 sq ft



Second 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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