

£355,000 Leasehold

Athol Court, 13 Pine Grove, London N4 3GU



- Ground Floor
- Semi-Open-Plan Kitchen/Reception Room
- Parking Space
- Approx. 543 Sqft Gross Internal Area
- South-West Facing Patio
- Walking Distance to Finsbury Park/Upper Holloway

## GENERAL DESCRIPTION

This well-proportioned flat is on the ground floor and has a reception room which is semi-open-plan to the kitchen. A glazed door opens onto a private, south-west-facing patio. The bedroom and bathroom are both spacious and well insulated walls, double glazing and gas central heating make for a good energy-efficiency rating. Athol Court has a gated car park which includes a space for this flat and is also within comfortable walking distance of Upper Holloway (London Overground) and Finsbury Park (Piccadilly Line, Victoria Line, Thameslink and Great Northern).

**Tenure:** Leasehold (125 years from 05/11/2021).

**Service Charge:** £116.92 per month (subject to annual review).

**Ground Rent:** £100.00 for the year.

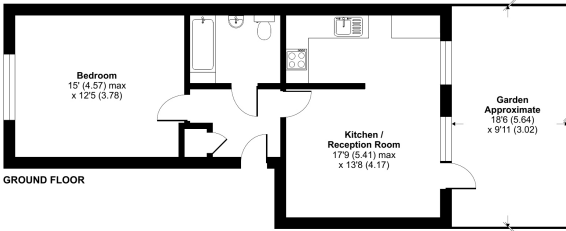
**Council Tax:** Band C, London Borough of Islington.

**Please Note:** This property is currently part-owned by Clarion Housing Association but is offered as a 100% open-market sale. Upon completion, the full leasehold title would transfer to the buyer.

This property is offered for sale in the condition seen. As a general rule, fitted domestic appliances are included in the sale; non-fitted appliances are not. If you require confirmation, you must request this in writing from Urban Moves. The information in this document supersedes any information given verbally either in person or by telephone. Pets not permitted (except assistance animals).



**Pine Grove, London, N4**  
Approximate Area = 543 sq ft / 50.4 sq m  
For identification only - Not to scale



GROUND FLOOR

Certified Property Measure  
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS) (Residential) - 1st Edition 2024  
Produced for Urban Moves - REF: 1107241

## DIMENSIONS

### GROUND FLOOR

#### Entrance Hall

#### Reception

17' 9" max. x 13' 8" (5.41m x 4.17m)

#### Kitchen

included in reception measurement

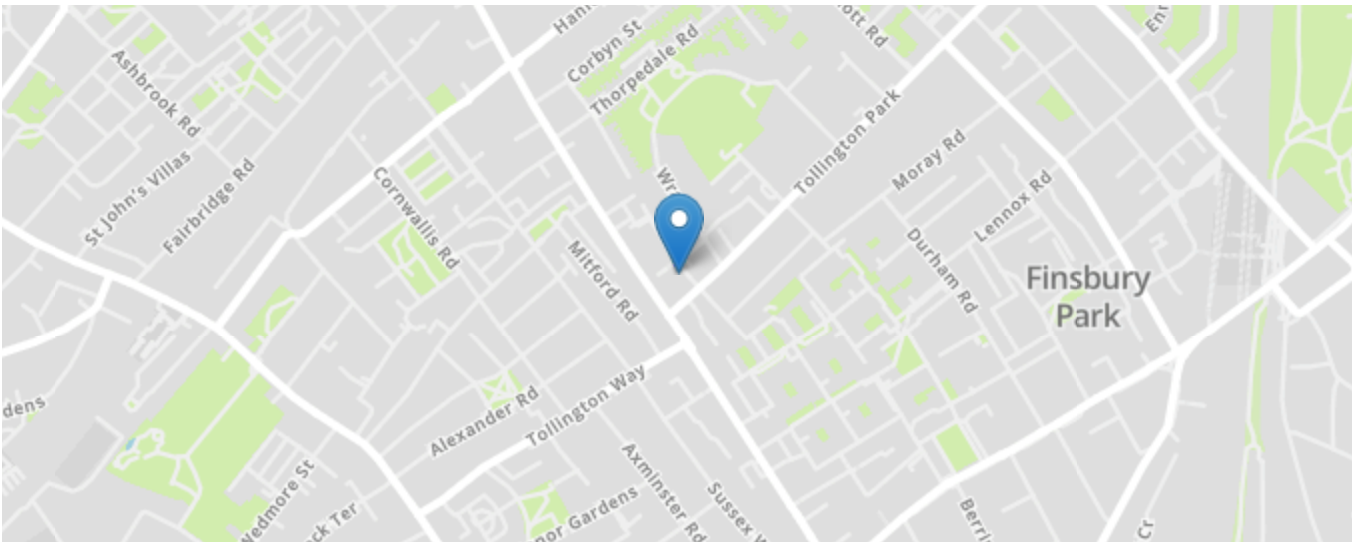
#### Bedroom

15' 0" max. x 12' 5" (4.57m x 3.78m)

#### Bathroom

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	79	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



All content shown is to be used as a general guideline for the property. None of the contents of this document constitute part of an offer or contract. All measurements, photographs, floor-plans and data provided are only a guideline and should not be relied upon.