



KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 18th September 2024



14, ASTEYS ROW, LONDON, N1

iad UK

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Property

Type:	Flat / Maisonette	Tenure:	Leasehold
Bedrooms:	1	Start Date:	30/03/2003
Floor Area:	441 ft ² / 41 m ²	End Date:	29/09/2114
Plot Area:	0.04 acres	Lease Term:	125 years from 29 September 1989
Year Built :	1930-1949	Term Remaining:	90 years
Council Tax :	Band C		
Annual Estimate:	£1,707		
Title Number:	NGL821158		

Local Area

Local Authority:	Islington
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	No Risk
• Surface Water	Low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

16 mb/s	80 mb/s	1000 mb/s

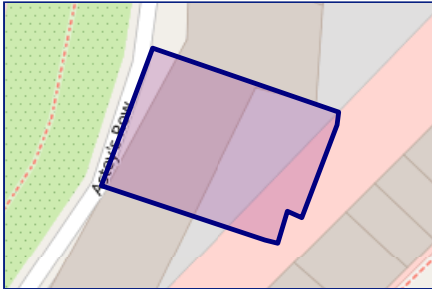
Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:

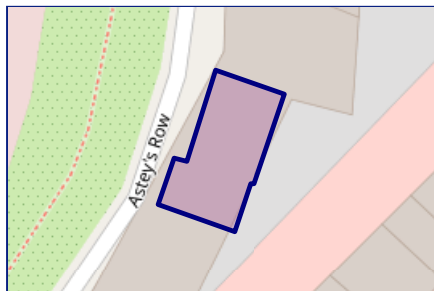


Freehold Title Plan



323683

Leasehold Title Plan



NGL821158

Start Date: 30/03/2003
End Date: 29/09/2114
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14 Asteys Row, N1

Energy rating

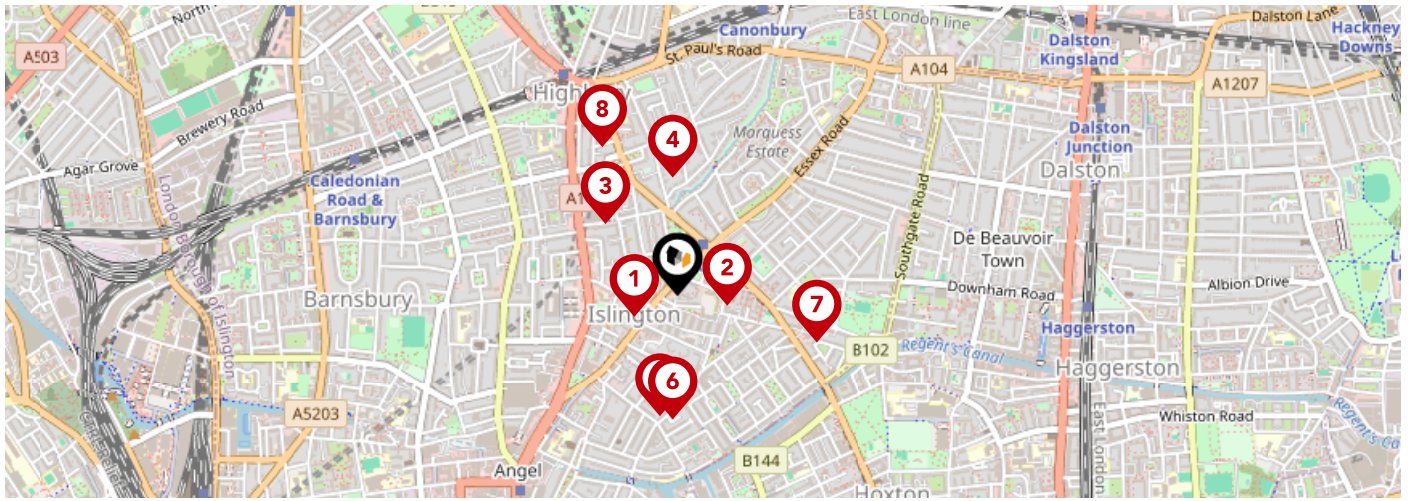
C

Valid until 18.05.2032

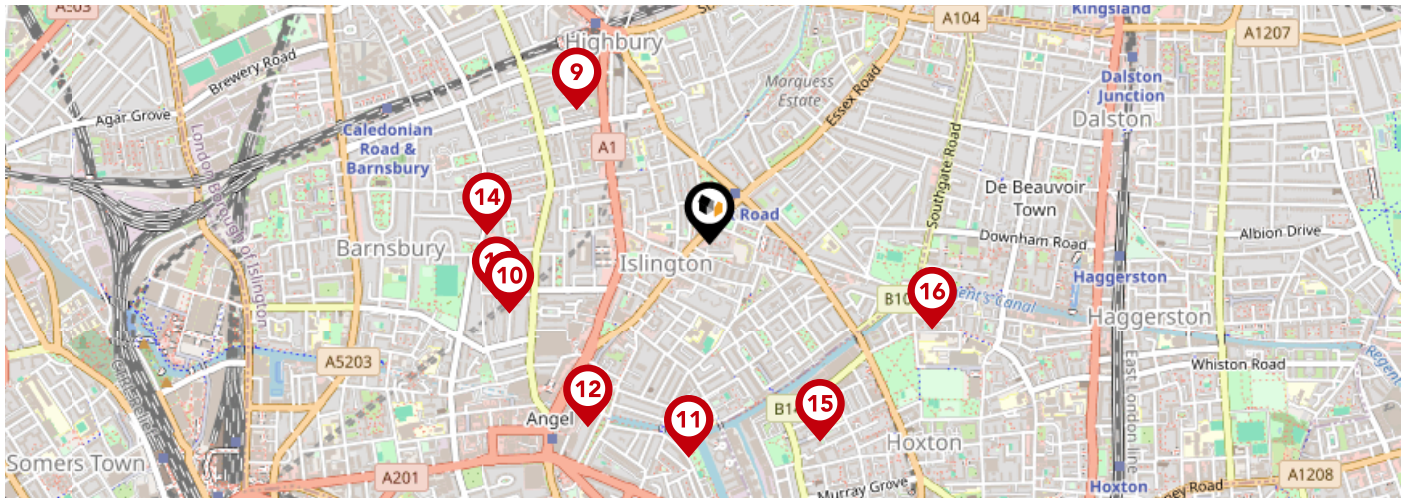
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 c	80 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

Property Type:	Flat
Build Form:	Mid-Terrace
Transaction Type:	Rental
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Floor Level:	02
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	(another dwelling above)
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	(another dwelling below)
Total Floor Area:	41 m ²



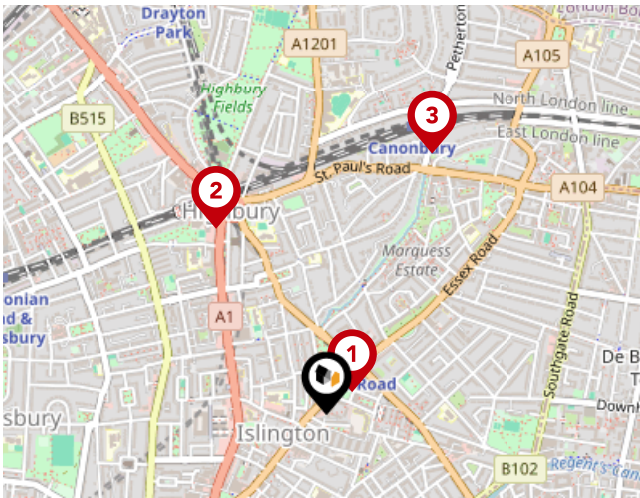
		Nursery	Primary	Secondary	College	Private
1	St Mary's CofE Primary School Ofsted Rating: Good Pupils: 157 Distance:0.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	The New North Academy Ofsted Rating: Good Pupils: 212 Distance:0.12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	William Tyndale Primary School Ofsted Rating: Outstanding Pupils: 450 Distance:0.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	North Bridge House Senior Canonbury School Ofsted Rating: Not Rated Pupils: 223 Distance:0.27	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Richard Cloudesley School Ofsted Rating: Outstanding Pupils: 84 Distance:0.28	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	City of London Academy Islington Ofsted Rating: Outstanding Pupils: 905 Distance:0.28	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Rotherfield Primary School Ofsted Rating: Good Pupils: 320 Distance:0.34	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Canonbury Primary School Ofsted Rating: Good Pupils: 440 Distance:0.38	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



	Nursery	Primary	Secondary	College	Private
Laycock Primary School Ofsted Rating: Good Pupils: 268 Distance:0.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
New River College Primary Ofsted Rating: Good Pupils: 17 Distance:0.49	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Hanover Primary School Ofsted Rating: Good Pupils: 267 Distance:0.49	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
St John Evangelist RC Primary School Ofsted Rating: Good Pupils: 237 Distance:0.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
The Bridge Integrated Learning Space Ofsted Rating: Outstanding Pupils: 27 Distance:0.51	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Thornhill Primary School Ofsted Rating: Good Pupils: 458 Distance:0.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Thomas Fairchild Community School Ofsted Rating: Good Pupils: 222 Distance:0.52	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Rosemary Works School Ofsted Rating: Not Rated Pupils: 74 Distance:0.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

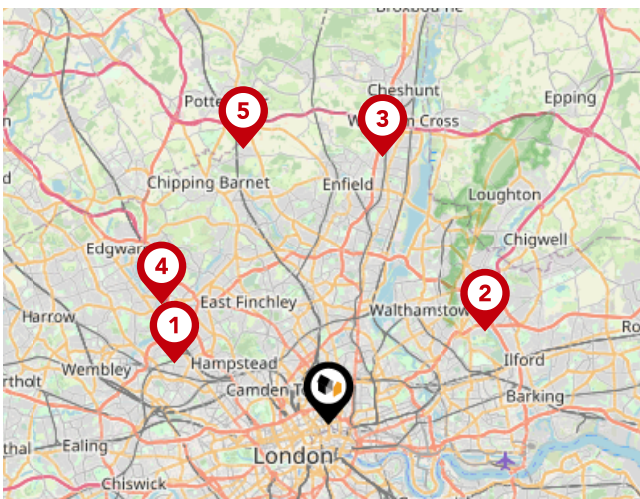
Area

Transport (National)



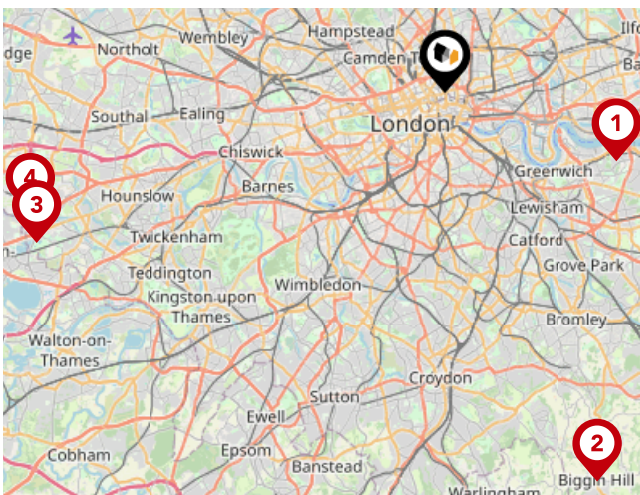
National Rail Stations

Pin	Name	Distance
1	Essex Road Rail Station	0.08 miles
2	Highbury & Islington Rail Station	0.5 miles
3	Canonbury Rail Station	0.65 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M1 J1	6.12 miles
2	M11 J4	6.71 miles
3	M25 J25	10.1 miles
4	M1 J2	7.59 miles
5	M25 J24	10.62 miles

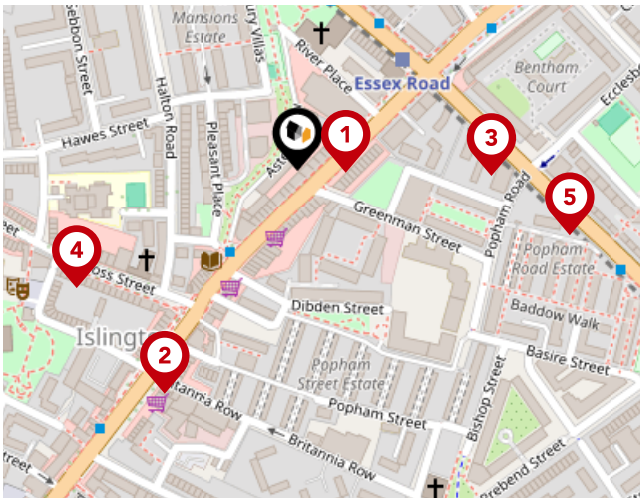


Airports/Helipads

Pin	Name	Distance
1	Silvertown	6.84 miles
2	Leaves Green	15.41 miles
3	Heathrow Airport Terminal 4	16.07 miles
4	Heathrow Airport	15.96 miles

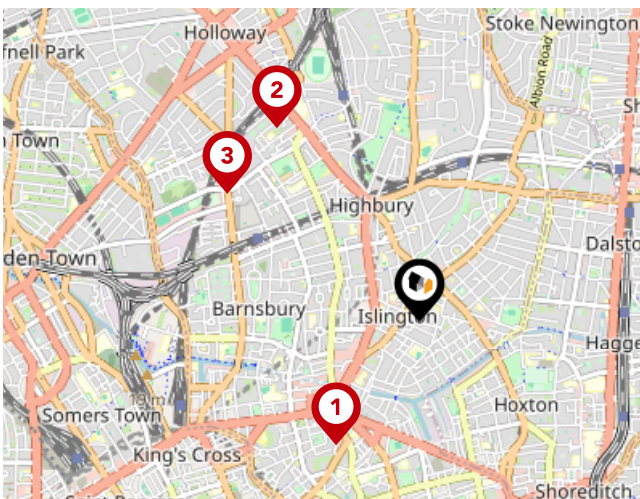
Area

Transport (Local)



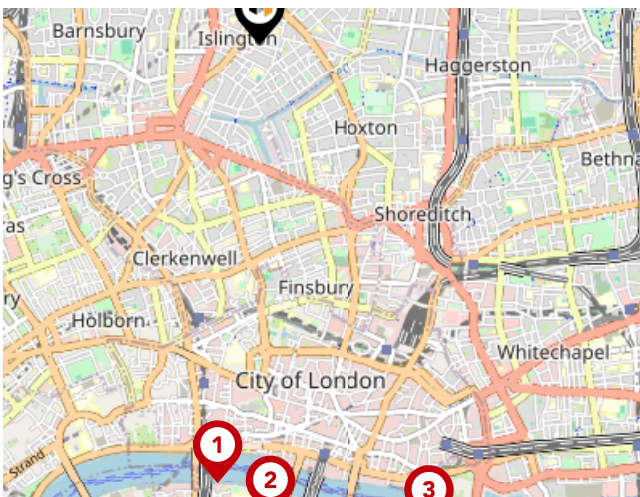
Bus Stops/Stations

Pin	Name	Distance
1	Essex Road Station	0.03 miles
2	Cross Street (N1)	0.15 miles
3	Essex Road Islington	0.11 miles
4	Cross Street Dagmar Terrace	0.14 miles
5	Ecclesbourne Road	0.16 miles



Local Connections

Pin	Name	Distance
1	Angel Underground Station	0.68 miles
2	Holloway Road Underground Station	1.1 miles
3	Caledonian Road Underground Station	1.06 miles



Ferry Terminals

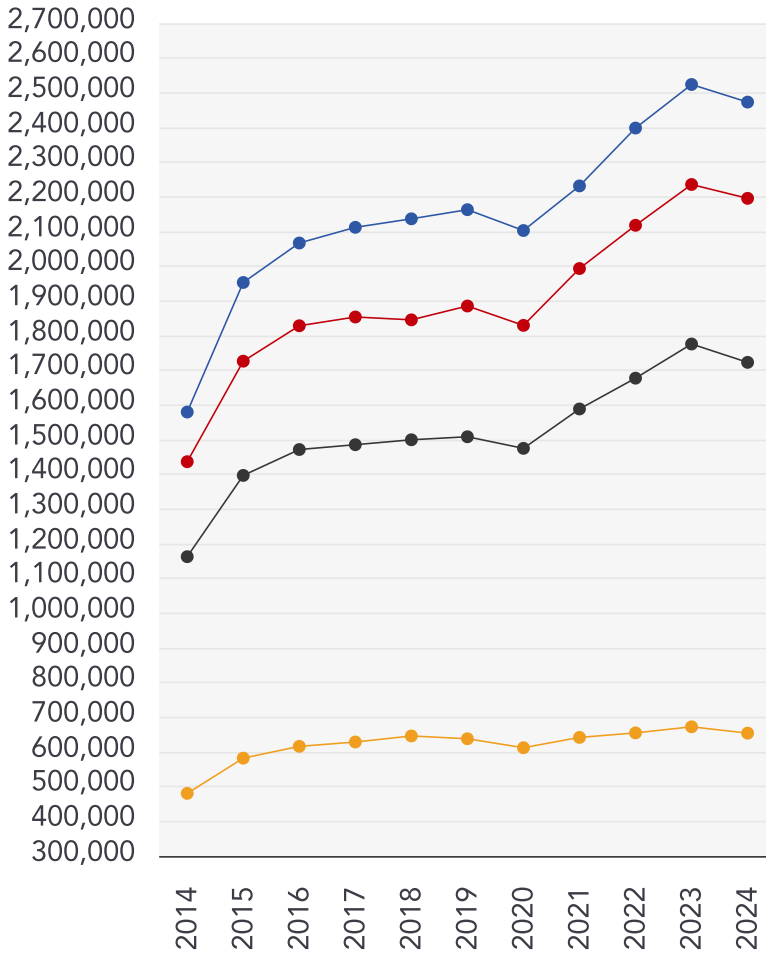
Pin	Name	Distance
1	Blackfriars Pier	2.03 miles
2	Bankside Pier	2.19 miles
3	Tower Pier	2.37 miles

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in N1



Detached

+56.55%

Semi-Detached

+52.84%

Terraced

+48.16%

Flat

+36.13%



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With the way our model works, our agents are able to be fully dedicated to you and your property. This and the local expertise of each iad agent brings a winning formula that gets you the best results.

iad is the first European proptech unicorn and has grown successfully over the last 15 years with 20,000 consultants worldwide, ready to accompany and help you realise your property goals.

Testimonial 1



I can't thank the team enough. I found a wonderful little property a few months ago s and they showed a lot of patience and help to get the sale over the line for me and I couldn't be happier with my home! I must give a massive thank you to Mark who fought my corner for me, negotiating with the seller and keeping her on board until the sale went through. I would recommend for anyone.

Testimonial 2



I was impressed with their professionalism. Good photo and video package of the house. They know their stuff. The house sale was virtually stress-free.

Testimonial 3



I've worked with this Estate Agents for several years as their board erector and have enjoyed the experience. The staff are polite & very helpful and a great team.

Testimonial 4



Agent was very professional and very responsive. I have to especially thank James and Liz for their proactive follow up in making the rental process so smooth!

iad UK

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