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FOR SALE

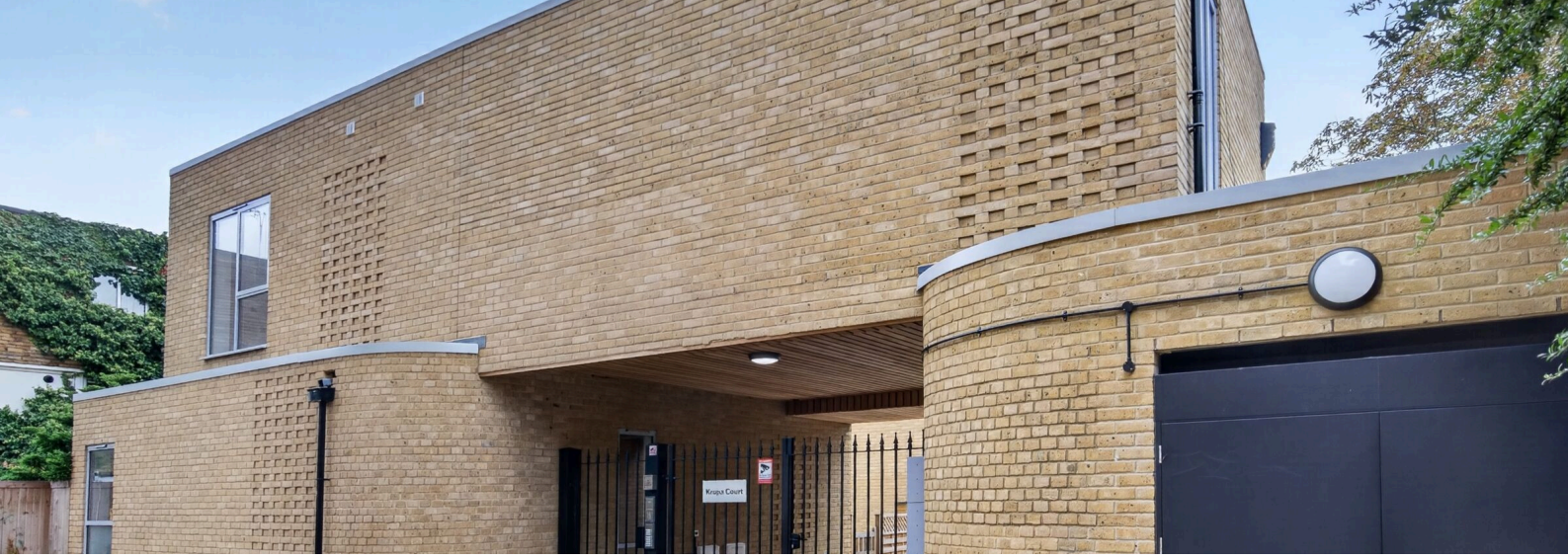
1 Krupa Court

Parkhurst Road, London N7 0SG

GUIDE PRICE

£900,000

Three bedrooms | Study | Two bathrooms + WC | Garden and balcony | Freehold | EPC B



THE HOME

A new three-bedroom home in a gated mews off Parkhurst Road

1 Krupa Court is a newly built three-bedroom maisonette within a small gated development just off Parkhurst Road in Lower Holloway. It has its own front door, a private rear garden and a full-length balcony, with approximately 1,210 sq ft of internal space arranged over two floors.

On the ground floor, the kitchen and dining room opens through sliding glass doors onto the garden, with a study, a WC and a storage cupboard off the entrance hall. Upstairs, the living room runs the depth of the building and opens along one side onto a six-metre balcony. The three bedrooms are on the same floor, along with a family bathroom and an en-suite shower room to the principal bedroom.

The home has an EPC rating of B, with gas-fired underfloor heating, solar PV and high-performance glazing. Finishes are clean and neutral throughout: wood-effect flooring downstairs, carpet upstairs and wall-hung sanitaryware in each bathroom.

It will suit buyers who want a new home with outside space within walking distance of the Piccadilly line, including anyone who works from home and would value a separate study.

The property is offered freehold, with an element of flying freehold. Some mortgage lenders have specific criteria for flying freeholds, so it is worth mentioning to your broker or lender early. There is no ground rent. An annual charge of approximately £800 covers maintenance of the communal areas, and the development is managed directly by its residents. The home also has the balance of a new-build warranty, with approximately nine years remaining.

KEY DETAILS

GUIDE PRICE
£900,000

TENURE
Freehold (flying freehold)

PROPERTY TYPE
Maisonette over two floors, newly built

ACCOMMODATION
3 bedrooms, study, 1 reception
Family bathroom, en-suite, WC

INTERNAL AREA
Approx. 1,210 sq ft (112.4 m²)

OUTSIDE SPACE
Rear garden approx. 30 m²
Balcony approx. 10 m²

EPC RATING
B (87)

HEATING
Gas underfloor heating, solar PV

COUNCIL TAX
Believed to be Band D (Islington)

SERVICE / ESTATE CHARGE
Approx. £800 per annum for communal maintenance (resident-managed)

GROUND RENT
None

NEW-BUILD WARRANTY
Approx. 9 years remaining



Ground floor

KITCHEN, STUDY AND GARDEN

Entrance hall

1.95 × 4.03 m (6'5" × 13'3")

Own front door from the mews. Wood-effect flooring, stairs to the first floor and doors to the kitchen, study, WC and storage cupboard.

Kitchen and dining room

4.40 × 4.08 m (14'5" × 13'5")

Handleless units in a muted blue-grey with white worktops, induction hob and extractor, and a built-in oven and microwave. A rooflight and full-width sliding doors to the garden bring in good natural light, with room for a dining table.

Study

3.37 × 1.85 m (11'1" × 6'1")

A separate room off the hall, suited to a home office or extra storage.

WC

2.33 × 1.18 m (7'8" × 3'10")

Wall-hung WC, vanity basin, part-tiled walls and patterned floor tiles.

Storage

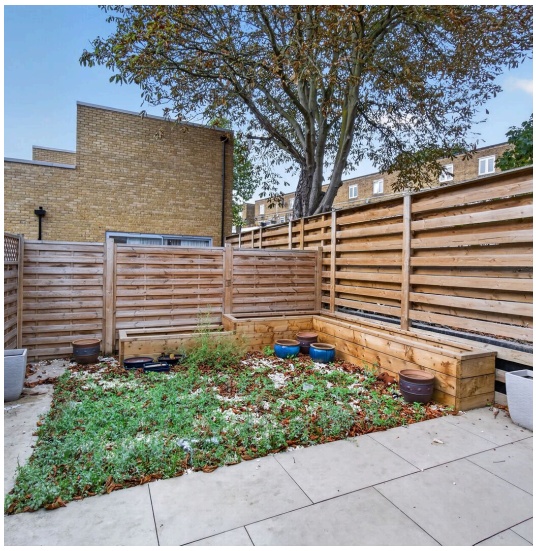
2.33 × 1.10 m (7'8" × 3'7")

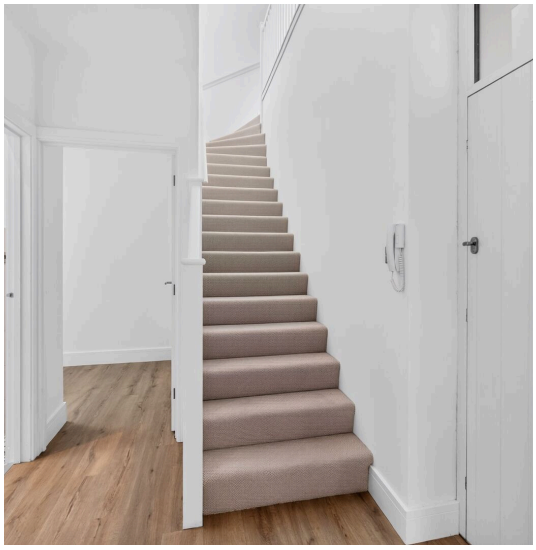
A walk-in storage cupboard off the hall.

Rear garden

4.93 × 6.00 m (16'2" × 19'8")

Private and enclosed by timber fencing, with a paved terrace outside the kitchen and a planted area beyond.







First floor

LIVING ROOM AND BALCONY

Living room

5.07 × 6.17 m (16'8" × 20'3")

The largest room in the home, running the depth of the building. Floor-to-ceiling sliding doors along one side open onto the balcony, and the staircase arrives into the room behind a white balustrade. Recessed lighting and carpet throughout.

Balcony

1.57 × 6.18 m (5'2" × 20'3")

A decked balcony running the full length of the living room, also reached from the third bedroom. It looks out over the mews and the surrounding rooftops.







Bedrooms and bathrooms

FIRST FLOOR

Landing

1.48 × 3.84 m (4'10" × 12'7")

Central landing with doors to the three bedrooms and the family bathroom.

Principal bedroom

3.71 × 3.37 m (12'2" × 11'1")

A double bedroom with a large window and its own shower room.

En-suite shower room

1.88 × 1.60 m (6'2" × 5'3")

Shower enclosure, wall-hung WC, vanity basin and full-height tiling.

Bedroom two

2.98 × 4.46 m (9'9" × 14'8")

A second double bedroom, slightly longer than the principal.

Bedroom three

2.98 × 2.75 m (9'9" × 9'0")

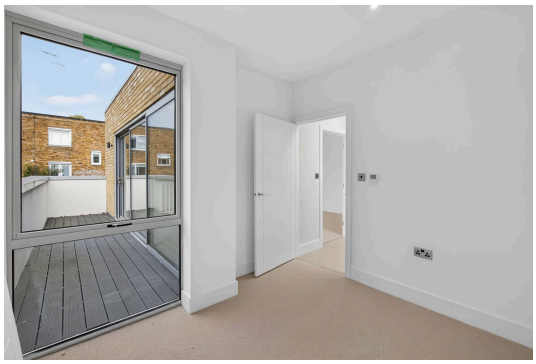
With a glazed door opening onto the balcony.

Family bathroom

2.19 × 2.13 m (7'2" × 7'0")

Bath with shower over and glass screen, wall-hung WC, vanity basin and tiled walls.







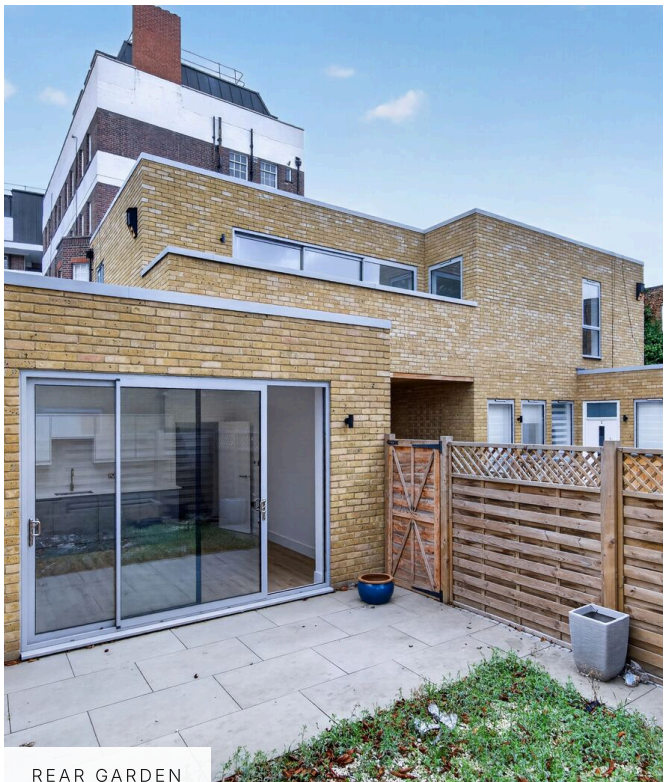
A small gated mews



THE MEWS



VIEW FROM THE BALCONY



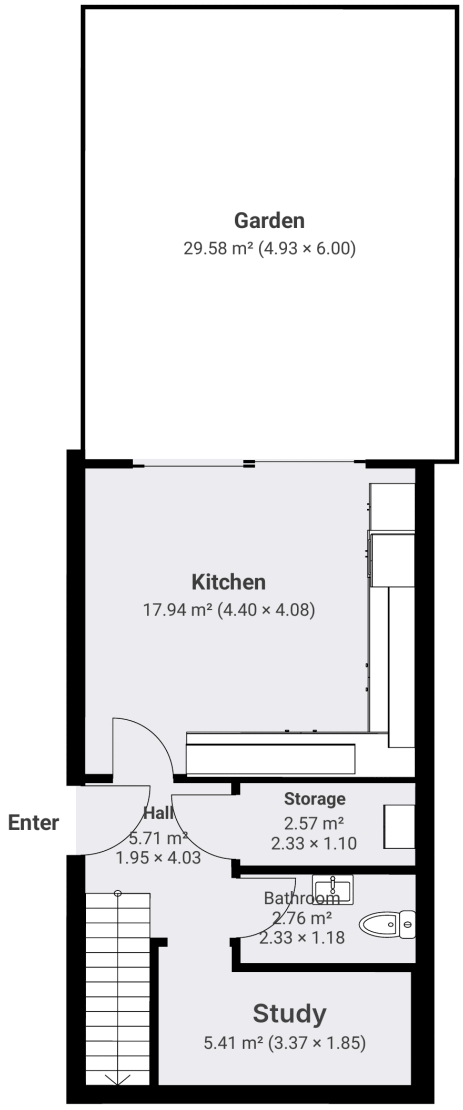
REAR GARDEN

Ground and first floor

Internal area approx. 112.4 m² (1,210 sq ft)
Ground floor 34.4 m² · First floor 78.1 m²
Garden 29.6 m² · Balcony 9.7 m²

▼ Ground Floor

TOTAL AREA: 63.93 m²



▼ 1st Floor

TOTAL AREA: 87.77 m² · LIVING AREA: 78.05 m²



For illustration only and not to scale. All measurements, areas and room positions are approximate and should not be relied on. The internal area excludes the garden and balcony.

Lower Holloway, N7

Location

Krupa Court sits just off Parkhurst Road, between Camden Road and Holloway Road, in the London Borough of Islington. The surrounding streets are largely residential, with a mix of Victorian terraces, mansion blocks and post-war housing. The former Holloway Prison site, also on Parkhurst Road, is being redeveloped with new homes and public green space.

Everyday

Holloway Road and the Nag's Head are a short walk away, with supermarkets including Waitrose and Lidl, cafés and everyday shops. Tufnell Park and Kentish Town, with their restaurants and pubs, are both within about a mile. A GP practice on Camden Road is a couple of minutes' walk away.

Green space

Caledonian Park, with its restored clock tower, and the Tufnell Park playing fields are each around half a mile away. Paradise Park and Highbury Fields are also within reach.

Schools

Grafton, Tufnell Park and Pakeman primary schools are all within about half a mile, and Beacon High is the nearest secondary school. City and Islington College has a campus on Camden Road. Admissions depend on the school and the year, so buyers should check with Islington Council or the schools directly.

NEAREST STATIONS

Holloway Road Piccadilly line	0.4 mi
Caledonian Road Piccadilly line	0.5 mi
Upper Holloway London Overground	0.7 mi
Tufnell Park Northern line	0.7 mi
Caledonian Rd & Barnsbury London Overground	0.9 mi
Highbury & Islington Victoria line, Overground, rail	1.0 mi

Straight-line distances. From Holloway Road, the Piccadilly line reaches King's Cross St Pancras in around 5 minutes and Leicester Square in around 15. Camden Road and Holloway Road are both on frequent bus routes.

AVERAGE SOLD PRICES, N7

All property types	£662,000
Flats and maisonettes	£571,000
Terraced houses	£1,208,000

Average sold prices across the N7 postcode district over the past twelve months.



NEXT STEPS

Arranging a viewing

Viewings are by appointment through Calibre Acquire. If you'd like to see 1 Krupa Court, or have any questions about the home, the area or the buying process, please get in touch and we'll be glad to help.

TELEPHONE	WEBSITE	PROPERTY
0207 183 1060	calibreacquire.co.uk	1 Krupa Court, N7 0SG

These particulars are a general guide and do not form part of any offer or contract. Measurements, areas and the floor plan are approximate. Services, appliances and systems have not been tested. Buyers should confirm tenure, charges and all other details through their own solicitor and surveyor. Calibre Acquire Ltd, registered in England and Wales, company no. 16927075.

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