

**YORK WAY COURT,  
COPENHAGEN STREET, N1  
£800,000 LEASEHOLD**

**A spacious three bedroom maisonette set on the ground and first floors of a purpose built block, with its own front entrance and direct access to a private westerly facing rear garden.**





York Way Court is located off Copenhagen Street, which is set off York Way, nearest tube station being Kings Cross (Various lines) and close to local bus services, shops, Kings Cross overground station, St Pancras Eurostar services, the Regents canal, Granary Square & the shops and restaurants of Coal Drops Yard.

The property offers well-proportioned living accommodation and comprises a reception room, a separate kitchen/breakfast room and a cloakroom all on the ground floor, with stairs up to 3 bedrooms and a windowed shower room on the first floor above. The maisonette has its own private rear garden, with an outbuilding to its rear, and off street parking space for two cars (with external wall socket for charging) to the properties front.

**TENURE:** 125 Years Lease from 19<sup>th</sup> September 2005

**GROUND RENT:** £10.01p.a

**SERVICE CHARGE:** £106.87pcm – Period 04.24 to 03.25 – Estimated - for buildings insurance, ground rent, reserve fund contribution and other communal charges

**Parking:** Off street parking to the front of the building

**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. 5G data is also available in this area information via Ofcom.

**Construction Type:** The owners have advised brick

**Heating:** Gas central heating

**Lease Covenants:** Not to use the Flat for any purpose whatsoever other than as a private residential flat. To keep the floors covered with carpet and an underlay except the kitchen and bathroom which should be properly and suitable covered. To notify the Freeholder's solicitor within one calendar month of any sub-letting and meet any registration fee as may reasonably be required.

**Lease Restrictions:** None of any note.

Council Tax: London Borough of Islington - Council Tax Band: D (£1,920.53 for 2024/25)













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.

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>	78	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	



# Copenhagen Street, N1 0BU

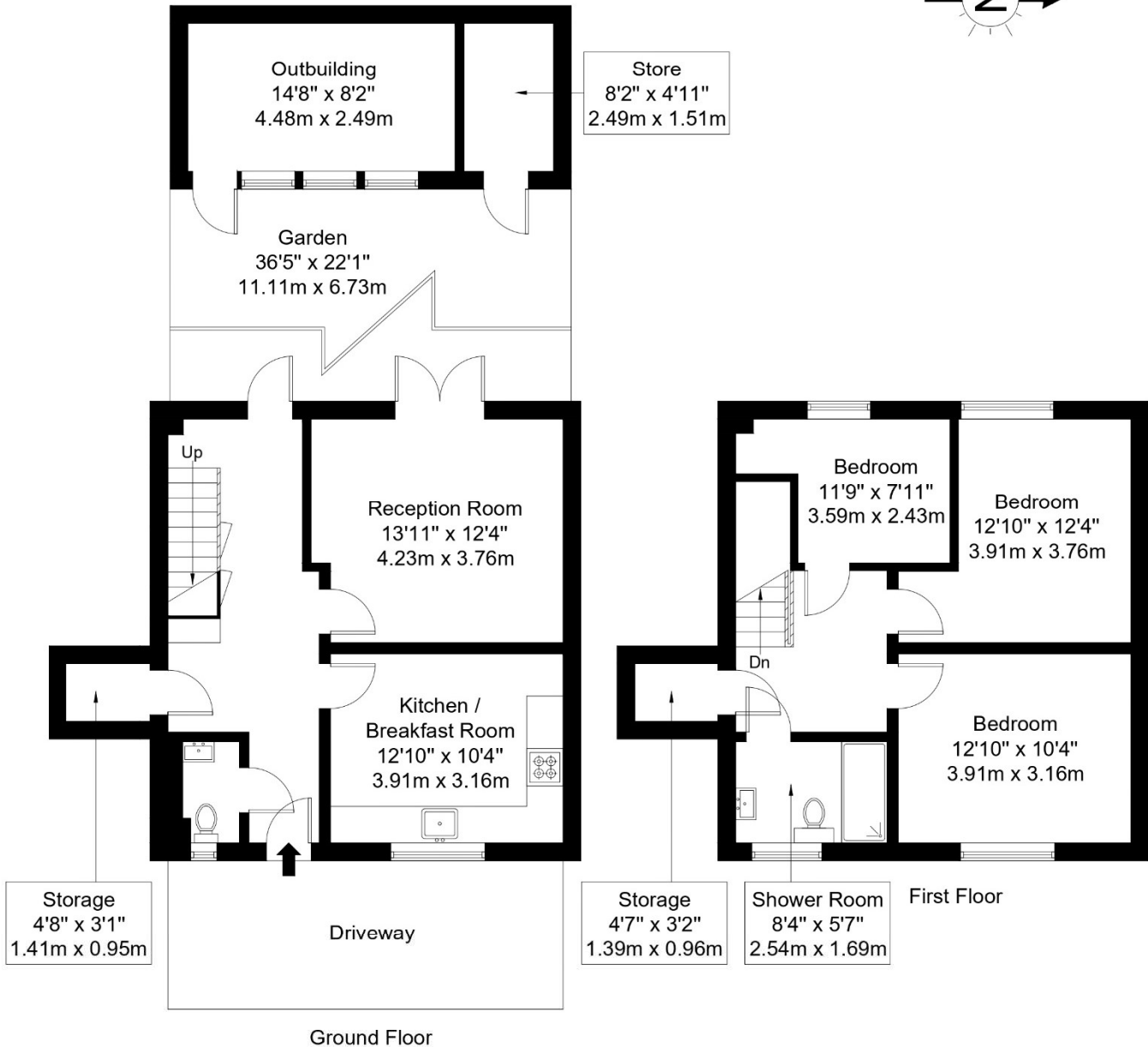
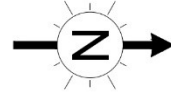
Approx Gross Internal Area = 97.4 sq m / 1048 sq ft

Garden = 74.6 sq m / 803 sq ft

Drive = 16.5 sq m / 178 sq ft

Outbuilding = 15.2 sq m / 164 sq ft

Total = 203.7 sq m / 2193 sq ft



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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