

**YORK WAY, N7
OFFERS IN EXCESS OF
£750,000 SHARE OF FREEHOLD**

A spacious two/three bedroom flat arranged over the first & second (top) floors of a three storey building, with its entrance on the ground floor off the communal hallway, with direct access to two roof terraces on different levels.





The property is located along York Way, nearest tube station being Caledonian Road (Piccadilly Line) & close to local bus services and shops. Bus services are served from York Way for the Camden Town area, for its amenities including Camden Market alongside The Regents Canal. The Kings Cross area is served by bus services on York Way, 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 property, which offers stylish well-proportioned living accommodation comprises of its entrance on the ground floor off the communal hallway, with stairs up to a half-landing which gives access to a kitchen/breakfast room. There is access to one of the roof terraces on this level. On the first floor there is reception room and a studio/work room (we have been advised by the owners this was previously used as a third bedroom). Stairs then follow up from the hallway to a half landing which gives access to a bathroom and a roof terrace. Then on the second (top) floor there are two bedrooms.

TENURE: 125 Years Lease from 25th December 1985
– The owners are looking into extending the lease

SHARE OF FREEHOLD:

SERVICE CHARGE We have been advised by the owner they pay 50 % of any communal charge
- Unverified

Parking: We have been advised by the owner - street parking - Camden permit

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

Construction Type: We have been advised by the owner brick and tile roof

Heating: Gas

Lease Covenants: None of Note.

Lease Restrictions: Not to use the Flat for any purpose whatsoever other than as a private residential flat. Not to keep any bird, reptile or animal in the Flat without the written permission of the Freeholder. To keep the floors covered with close-fitted carpet and a good quality underlay except the kitchen and bathroom which should be properly and suitable covered with a material for the avoidance of sound transmission.

Council Tax: London Borough of Camden - Council Tax Band: D (£2,010.57 for 2024/25).







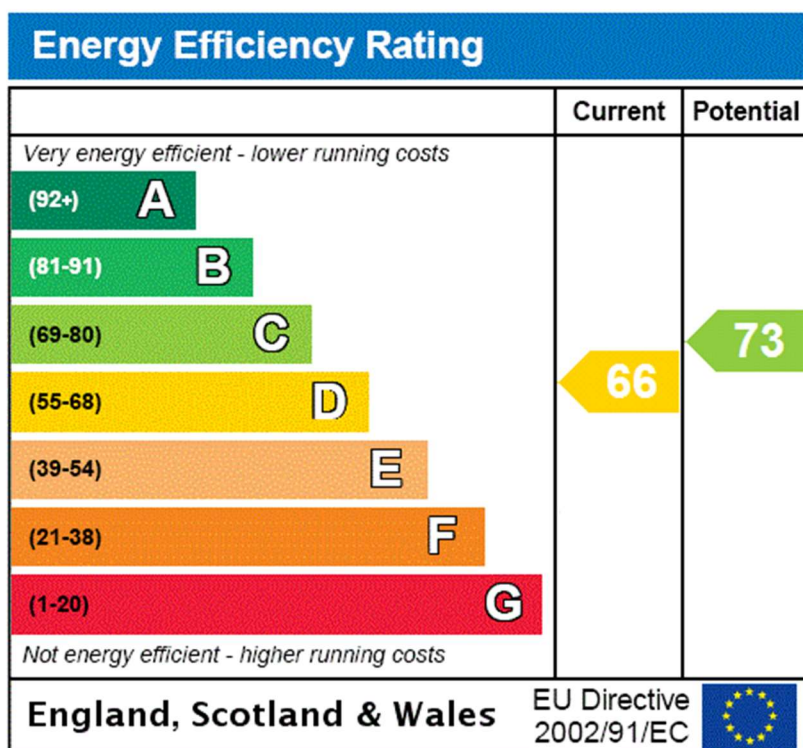






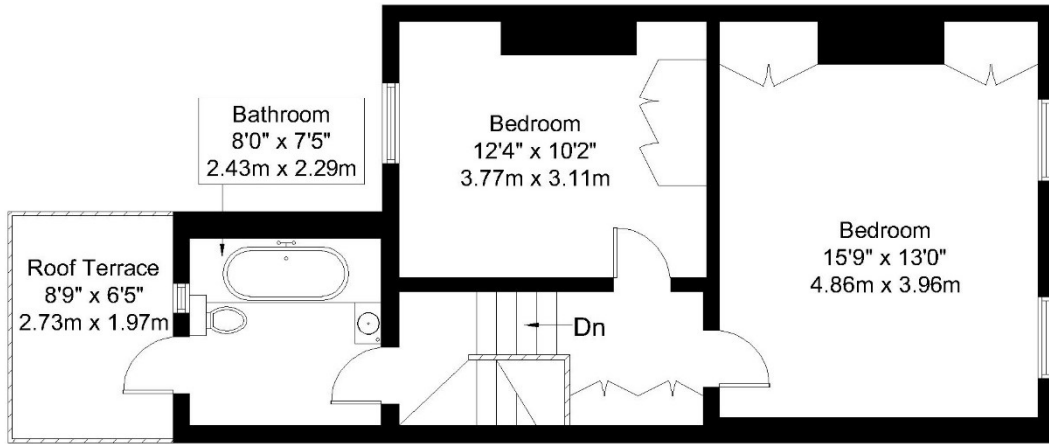
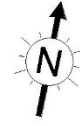
Whilst every attempt has been made in good faith to ensure the accuracy of these details, all data shown including the floorplan, are an interpretation for illustrative purposes only and should be used as a general outline for guidance only and is/are not to scale. Any areas, measurements or distances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

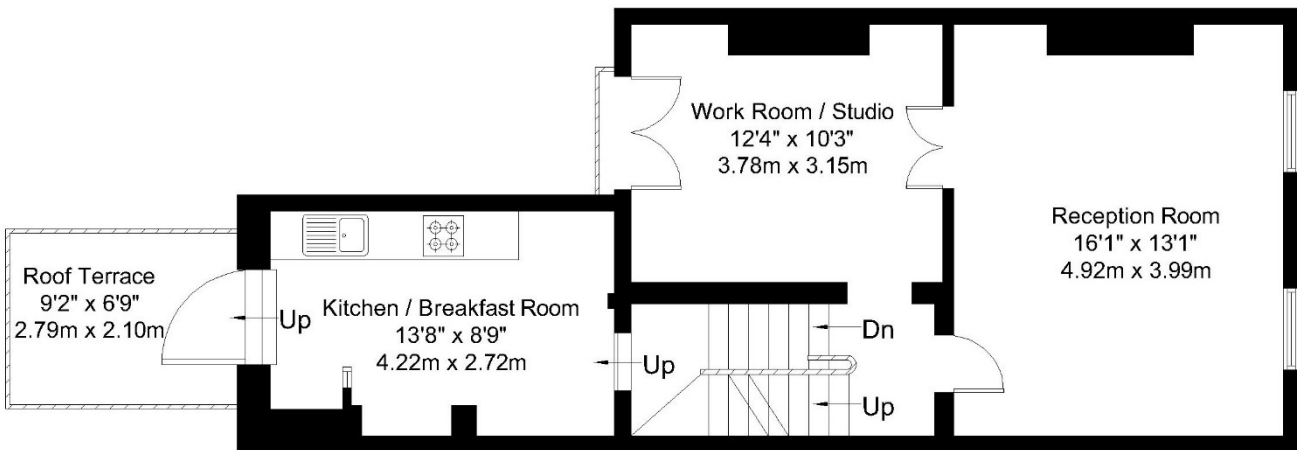


York Way, N7 9QF

Approx Gross Internal Area = 97 sq m / 1044 sq ft
Balconies = 11 sq m / 118 sq ft
Total = 108 sq m / 1163 sq ft



Second Floor



First Floor



Ground Floor

Ref:

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**BLEU
PLAN**

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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