





2, COPENHAGEN STREET, LONDON, N1

£800,000 LEASEHOLD

AN 888 SQ.FT., TWO DOUBLE BEDROOM PERIOD CONVERSION WITH PRIVATE GARDEN.

Islington | 0207 354 2480 | islington@winkworth.co.uk

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DESCRIPTION:

A well-presented, two double bedrooms, one-bathroom, lower ground floor apartment positioned laterally across this handsome Georgian building in Barnsbury, N1. Upon entering through your own front door, you are welcomed into a generously sized reception room with built in storage and shutters enclosing sash windows. A spacious dining room opens out onto a full fitted kitchen with an abundance of worktop and storage space, featuring double doors opening out into a mature, private, south facing garden. Both bedrooms are well proportioned double rooms with the second bedroom benefitting from a cleverly designed wardrobe. The property is completed with a modern three-piece family bathroom with bathtub and offered to the market on a chain free basis.

Copenhagen Street is perfectly located in the heart of Angel and is just moments from the restaurants, bars and shops on Upper Street as well as being within easy reach of the fashionable Granary Square at Kings Cross. A selection of fantastic transport links are at hand with Angel station providing the closest underground links on the Northern line whilst an array of bus routes provide effortless access across London. Further underground links can be easily accessed from Kings Cross whilst international links are facilitated from St Pancras.

Any associated charges including, but not limited to, service charge, ground rent and sinking funds outlined in the marketing material is an approximation calculated using information provided by and described by the client at the time of instruction. The actual cost may be subject to change and therefore we recommend all interested parties carry out their own enquiries.

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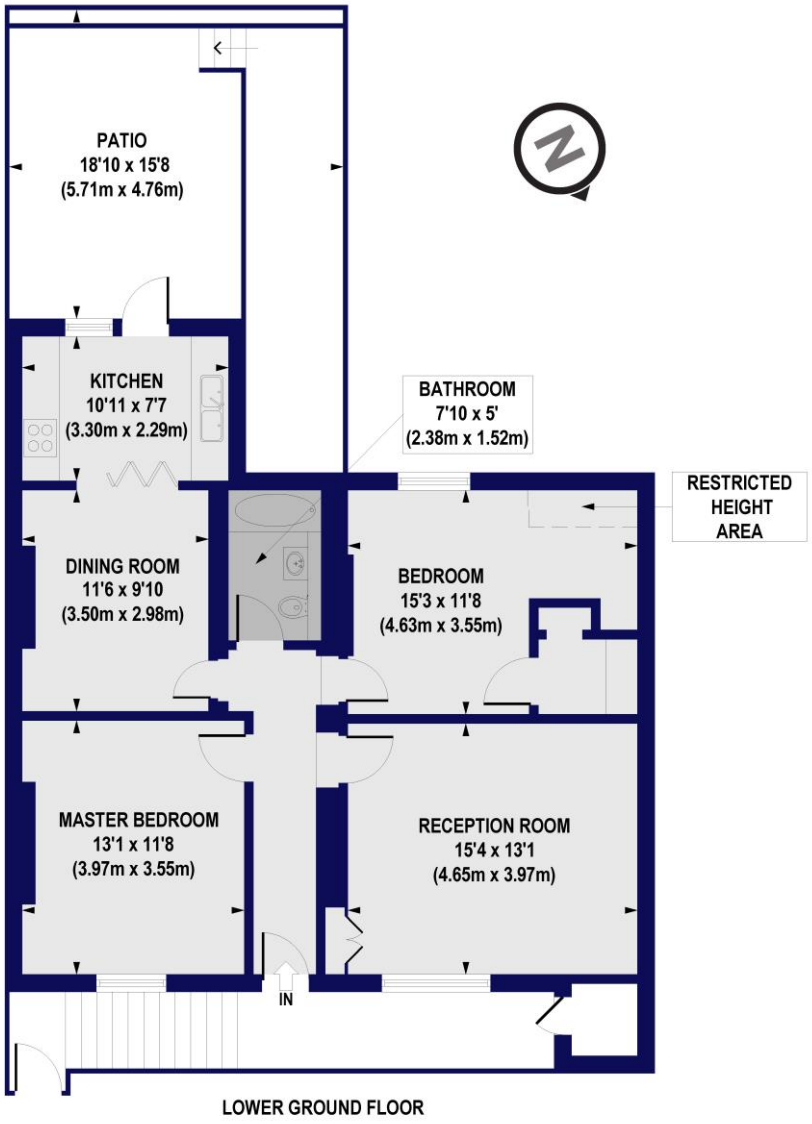




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Copenhagen Street, N1

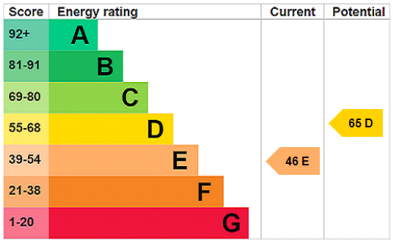
Approx. Gross Internal Floor Area 888 sq. ft / 83.52 sq. m (Including Restricted Height Area)
Approx. Gross Internal Floor Area 875 sq. ft / 81.29 sq. m (Excluding Restricted Height Area)



All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or CP Creative. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans. This plan is for illustrative purposes only and should be used as such by any prospective purchasers.

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This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.



https://www.winkworth.co.uk/sale/property/HIH240335

Tenure: Leasehold

Term: 90 year and 0 months (Subject to change)

Service Charge: Adhoc – 50 %

Ground Rent: Not been charged due to missing sublease holder.

Council Tax Band: E

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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