

**SALAMANDER COURT, YORK WAY, N7
OFFERS IN EXCESS OF
£1,100,000 SHARE OF FREEHOLD**

**A spacious three bedroom flat, set on the ground floor,
with direct access to two private patio gardens and has
its own car parking space.**





The flat is set to the rear and back from York Way behind gates, nearest tube stations being Caledonian Road (Piccadilly Line) & Kentish Town (Northern Line) & close to local bus services, shops and Caledonian Park. Bus services are served from Camden Road for the Camden Town area, for its attractions 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 well-proportioned living accommodation comprises a reception room with access through to a dining area and the kitchen, three bedrooms (one with an ensuite wet room and all three with wardrobes), a bathroom, two private patio gardens and a car parking space.

TENURE: 150 Years Lease from 25th December 2001

SHARE OF FREEHOLD:

SERVICE CHARGE: £6246.65 period 24.06.24 to 23.06.25

Parking: Own parking space

Utilities: The property is serviced by mains water, electricity, gas and sewage

Broadband and Data Coverage. Ultrafast Broadband services are available via Openreach, G Network, Virgin Media.

Construction Type: We have been advised by the owner brick

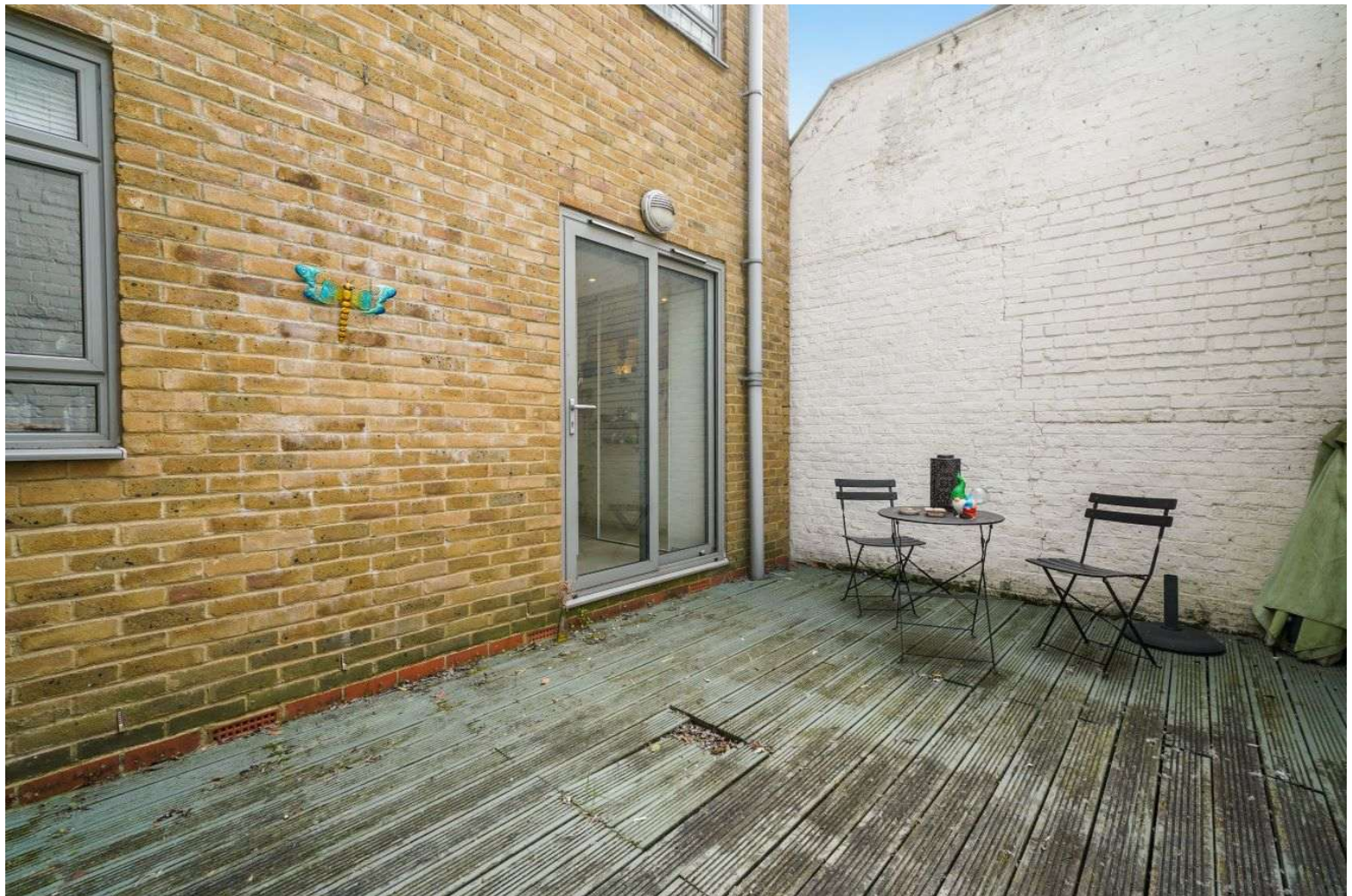
Heating: Gas

Notable Lease Covenants & Restrictions: Not to use the Flat for any purpose whatsoever other than as a private residential flat. Not (except with the previous written permission of the Freeholder or managing Agent which permission may be revoked at any time without any reason being assigned for revocation) to keep or allow to be kept any animal, reptile or bird in the Premises. To keep the floors of the Premises covered with carpet and underfelt or with such other effective sound-deadening floor covering material as may be approved by the Freeholder or managing Agent.

Council Tax: London Borough of Camden - Council Tax Band: F (£3,042.52 for 2025/26)













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.

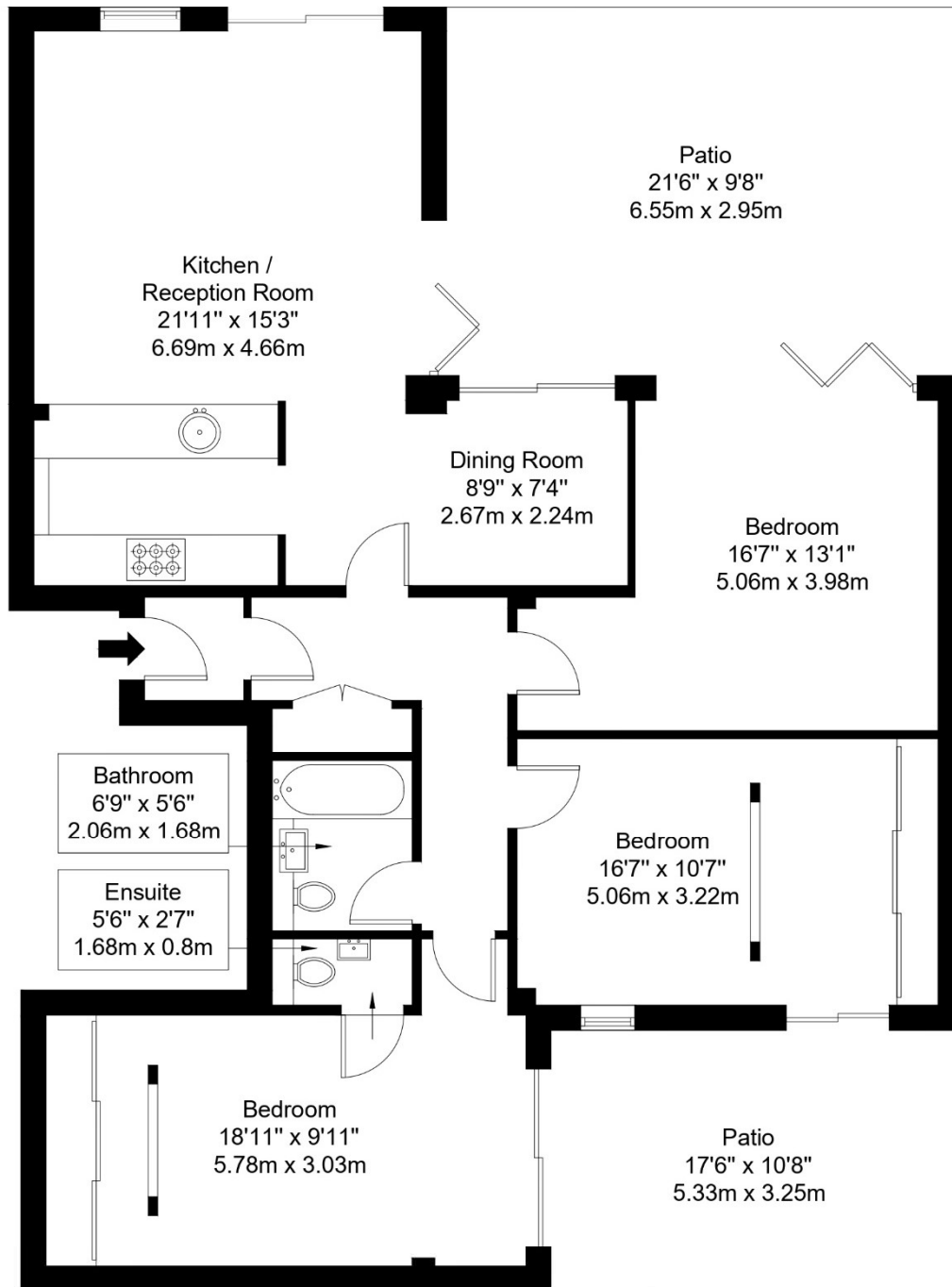
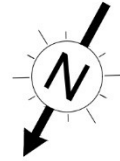
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

York Way, N7 9LG

Approx Gross Internal Area = 112.8 sq m / 1214 sq ft

Patios = 36.6 sq m / 394 sq ft

Total = 149.4 sqm / 1608 sqft



Ground Floor

Ref :

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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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