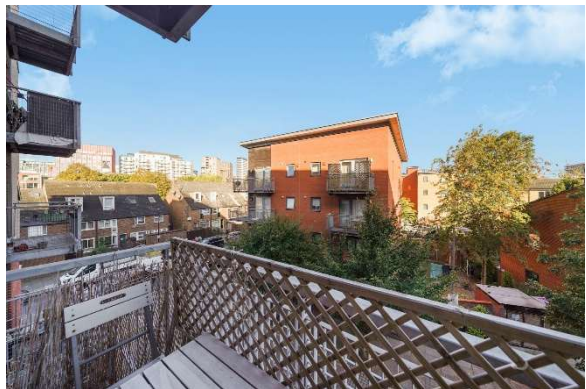


**KINGS QUARTER APARTMENTS, COPENHAGEN STREET , N1  
OFFERS IN EXCESS OF  
£400,000 LEASEHOLD**

**Offering for sale a one bedroom chain-free flat, set on the second floor of a purpose built building which has a lift, with direct access from the reception room to a private balcony.**





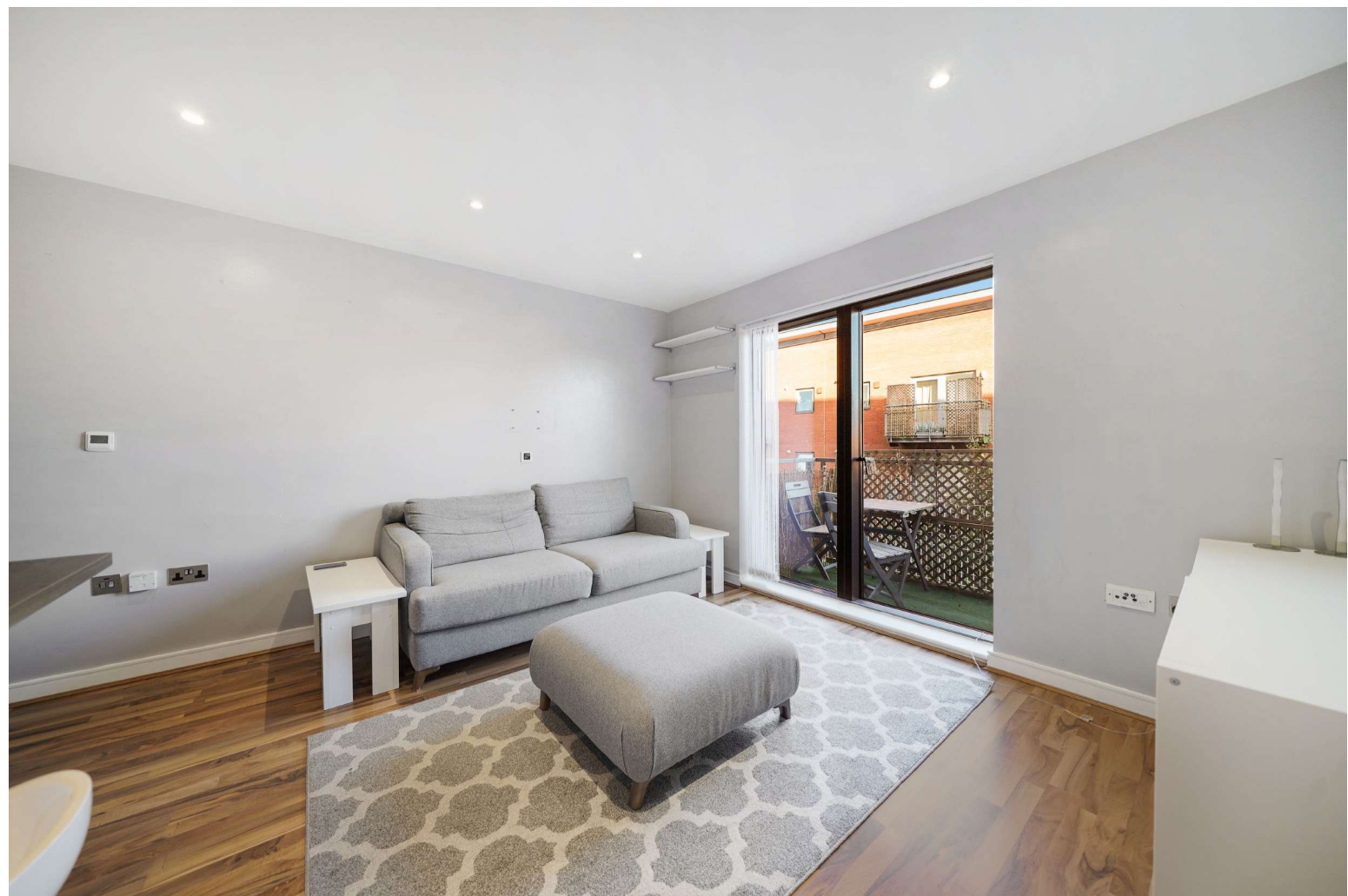
Kings Quarter Apartments, with concierge service and has lift in the building, is located on Copenhagen Street, nearest tube station being Kings Cross (Various lines) and close to local bus services, shops, Kings Cross overground station, St Pancras Eurostar services, the Regents canal, Granary Square & the shops and restaurants of Coal Drops Yard.

This stylish flat comprises a reception room with access to a balcony, same reception with an open plan kitchen, a bathroom and a bedroom with fitted wardrobes.

|                                     |                                                                                                                                                                                    |
|-------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>TENURE:</b>                      | <b>150 Years Lease from 1<sup>st</sup> January 2008</b>                                                                                                                            |
| <b>GROUND RENT:</b>                 | £250 pa and increasing throughout the term of the lease                                                                                                                            |
| <b>SERVICE CHARGE:</b>              | £1371.24 Anticipated for period 24.06.26 to 24.12.26 For buildings insurance, management fee and other communal charges                                                            |
| <b>Parking:</b>                     | None                                                                                                                                                                               |
| <b>Utilities:</b>                   | The property is serviced by mains water, electricity and sewage                                                                                                                    |
| <b>Broadband and Data Coverage:</b> | According to Ofcom, Ultrafast Broadband services are available via Openreach, G Network, Hyperoptic, with a good level of mobile phone coverage depending on your service provider |
| <b>Construction Type:</b>           | To be confirmed                                                                                                                                                                    |
| <b>Heating:</b>                     | Electric                                                                                                                                                                           |

**Notable Lease Covenants & Restrictions:** Not to use the Flat for any purpose whatsoever other than as a private residential flat. Not to sub-let the flat for a term of 6 months or more without the prior written consent of the Freeholder which shall not be unreasonably withheld or delayed. Not to keep any bird, dog, reptile or other pet or animal whatsoever (whether domesticated or not) in or on the Demised Premises without the previous consent in writing of the Freeholder. To keep the floors of the Apartment (apart from the kitchen floor and, if applicable, any balcony floor) covered with carpet or some other suitable sound-deadening material or utilising some suitable sound-deadening mechanism.

Council Tax: London Borough of Islington - Council Tax Band: D (£2,107.87 for 2026/27).













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.

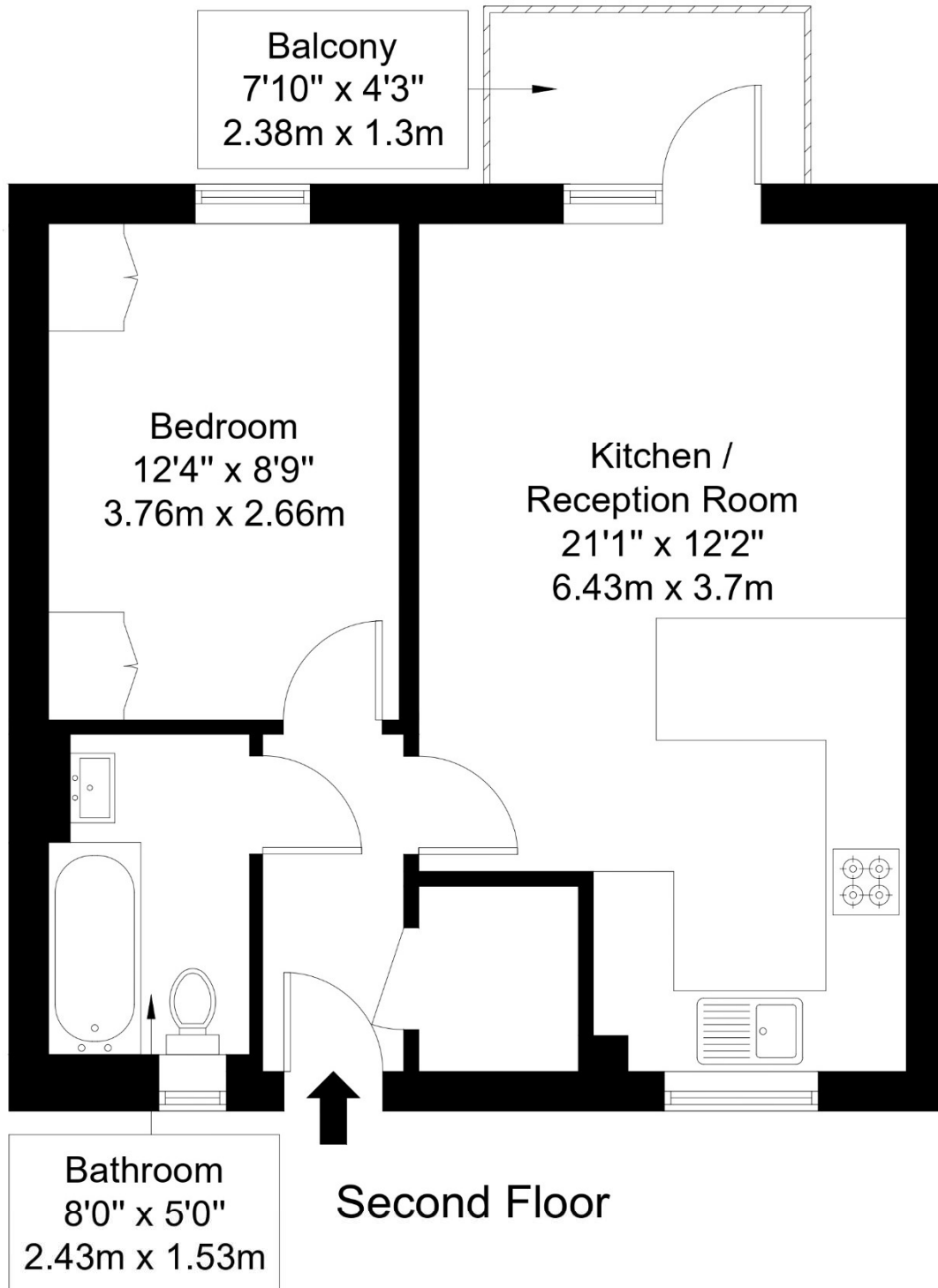
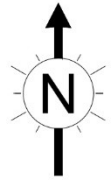
| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             | 81 B    | 81 B      |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E 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

# Kings Quarter, N1 0GL

Approx Gross Internal Area = 41.9 sq m / 452 sq ft

Balcony = 3.1 sq m / 33 sq ft

Total = 45 sq m / 485 sq ft



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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