

**BALFE STREET N1
OFFERS IN EXCESS OF
£750,000 SHARE OF FREEHOLD**

A super two bedroom maisonette located in the Kings Cross area, set on the ground and lower ground floors of an attractive building, with direct access to a private westerly facing rear garden.





Balfe Street is located off Wharfdale Road, within close proximity of Kings Cross rail station and its underground station (various lines), St Pancras Eurostar services, the Regents canal, Granary Square & the shops and restaurants of Coal Drops Yard. The property is also well served for local bus services, shops, cafes & restaurants.

This wonderful property offers well proportioned accommodation over two floors and comprises of its own entrance on the ground floor, two bedrooms and a stylish bathroom, with stairs then going down to the lower ground floor. On this floor there is a kitchen/breakfast room which connects to a reception room which has direct access to a private rear garden. Please note the property has the right to use the coal stores under the pavement as they are included in the freehold (and the buyer will be acquiring a share in the company that owns the freehold).

TENURE: 125 Years Lease from 24th June 1994

SHARE OF FREEHOLD

SERVICE CHARGE: We have been advised by the owners there is no annual charge. They do pay 25 % of buildings insurance for this and the adjoining building - Unverified

Parking: We have been advised by the owners a residents parking permit can be be acquired from the council. Please make your own enquiries

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, Hyperoptic, Virgin Media, with a good level of mobile phone coverage.

Construction Type: To be confirmed

Heating: Gas

Notable Lease Covenants & Restrictions: Not to use the Flat for any purpose whatsoever other than as a private residential flat. To keep the floors of the demised premises including the passages, stairs and landings (if any) thereof substantially covered with suitable material for reasonably minimising the transmission of noise to other dwellings within the Building.

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.

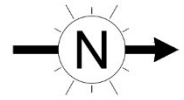
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Balfe Street, N1 9EF

Approx Gross Internal Area = 61.3 sq m / 660 sq ft

Rear Garden = 17.3 sq m / 186 sq ft

Total = 78.6 sq m / 846 sq ft



Lower Ground Floor

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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