

**WHEELER GARDENS, N1
OFFERS IN EXCESS OF
£425,000 LEASEHOLD**

A spacious split-level one bedroom chain-free flat, set on the second and third (top) floor of a purpose built building, set in the N1 area.





Wheeler Gardens is set off Outram Place and set behind Havelock Street, which is located off 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.

The flat, which offers well-proportioned chain-free living accommodation comprises a reception room (with a door to a storage room), also access from the reception room to a kitchen and a bathroom all on the second floor, with stairs up to a bedroom with access to a well-sized roof storage space on the third (top) floor above.

TENURE:	215 Years Lease from 25th March 1988 with a peppercorn ground rent– with land registry awaiting processing
SERVICE CHARGE:	£1,633.52 - Estimated for period 01.04.25 to 31.03.26 - For buildings insurance, management and other communal charges
Parking:	To be confirmed
Utilities:	The property is serviced by mains water, electricity, gas and sewage
Broadband and Data Coverage:	Ultrafast Broadband services are available via Openreach, with a good level of mobile phone coverage.
Construction Type:	We have been advised by the owner brick with tiled or slate roof
Heating:	Gas communal heating

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 passage, stair 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: C (£1,788.28 for 2025/26).











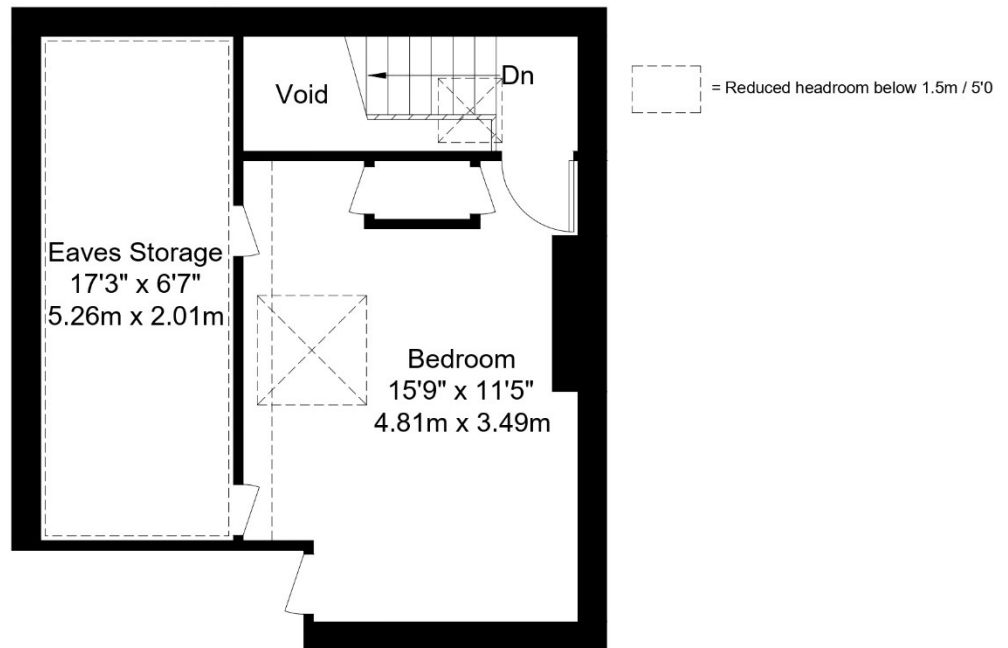
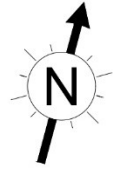
Whilst every attempt has been made in good faith to ensure the accuracy of these details, all data shown including the floorplan, are an interpretation for illustrative purposes only and should be used as a general outline for guidance only and is/are not to scale. Any areas, measurements or distances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

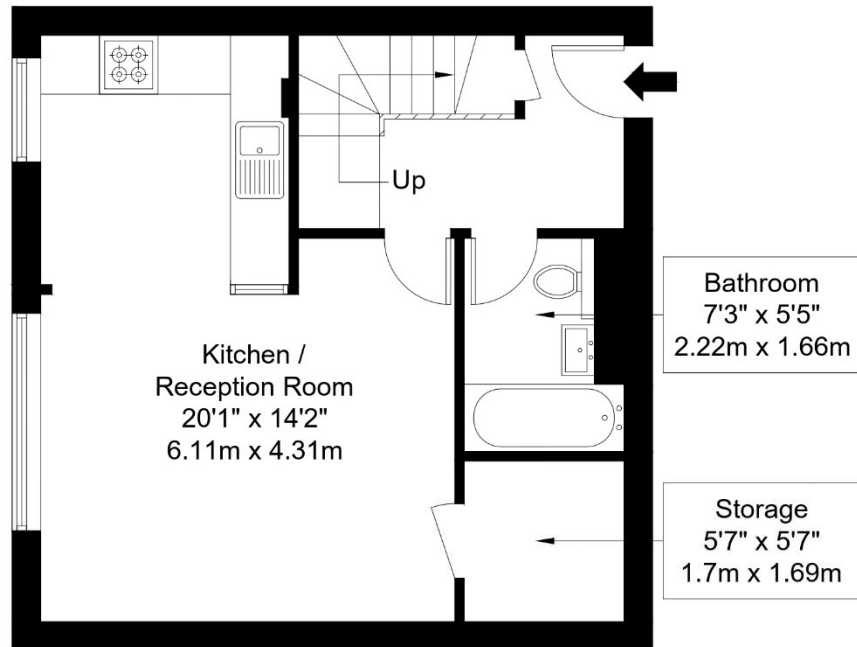
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	70 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Wheeler Gardens, N1 0UN

Approx Gross Internal Area = 56.5 sq m / 608 sq ft
Restricted head height / Eaves Storage = 12.2 sq m / 131 sq ft
Total = 68.7 sq m / 739 sq ft



Third Floor



Second Floor

Ref :

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**B L E U
P L A N**

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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