

**THE COPPERWORKS, RAILWAY STREET, N1
£450,000 LEASEHOLD**

**A delightful one bedroom chain-free flat with a balcony,
set on the second floor of a building which has a lift, in a
gated development in the Regent Quarter.**



A view from Railway Street





Railway Street is located between Balfe Street and York Way, within close proximity of Kings Cross underground station (various lines) and Kings Cross overground, local bus services, shops, St Pancras Eurostar services, the Regents canal, Granary Square and the shops and restaurants of Coal Drops Yard. Railway Street is not too far to Angel underground station with the shops and restaurants of Islington Upper Street just beyond.

This super flat which offers chain-free accommodation comprises a reception room with direct access to a decked balcony, an open plan kitchen to the reception, a bedroom with fitted wardrobes and a bathroom.

TENURE: 150 Years Lease from 25th December 2003 (less the last 10 days thereof)

GROUND RENT: £50 - for period 29.09.25 to 24.03.26

SERVICE CHARGE: £3011.43 – For period 29.09.25 to 24.03.26

Parking: We have been advised by the owner - there are allocated spaces in the basement of Copperworks which can be purchased - Please make your own enquiries.

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

Broadband and Data Coverage. Ultrafast Broadband services are available via Openreach, Virgin Media, with a good level of mobile phone coverage.

Construction Type: We have been advised by the owner brick

Heating: Electric

Notable Lease Covenants & Restrictions: Not to use the Flat for any purpose whatsoever other than as a private residential flat. Not to keep any bird, dog, cat or other animal in the Demised Premises without the prior consent in writing of the Freeholder. To carpet fully or cover and keep fully carpeted or covered with other suitable floor covering all floors of the Demised Premises adequately so as fully to restrict the penetration of sound from the Demised Premises to other parts of the Building Provided Always in the case of installation of wooden or tiled or other solid or hard surfaces to the floors of the Demised Premises to supply to and obtain the approval of the Freeholder to the specification in respect of the soundproofing or sound insulation to be installed prior to the installation the decision of the Freeholder as to the acceptability of the specification or otherwise to be final and binding.

Council Tax: London Borough of Islington - Council Tax Band: D (£2,011.82 for 2025/26).







A view from Balcony









A View from Railway Street



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.

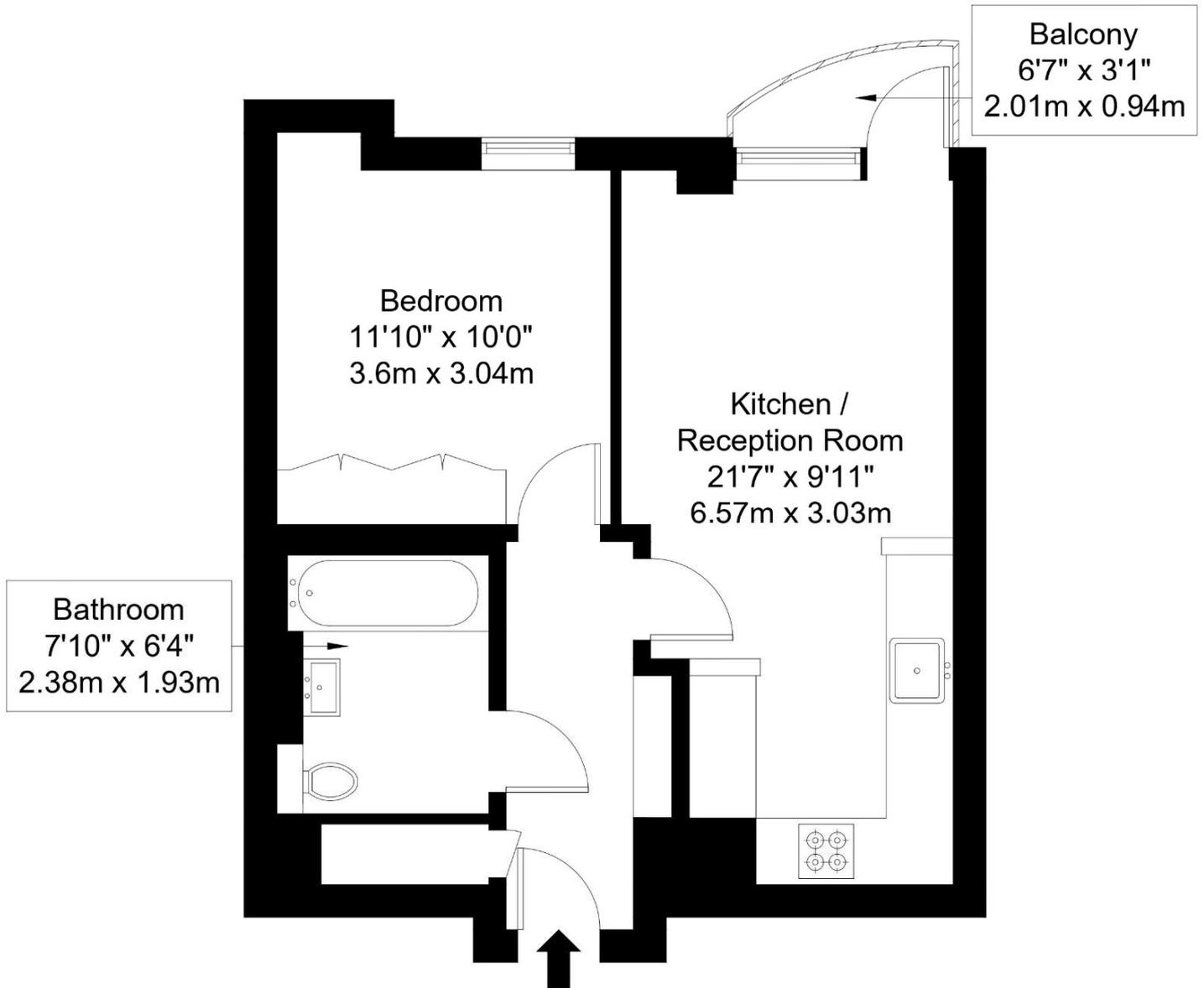
Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The Copperworks, N1 9HE

Approx Gross Internal Area = 41 sq m / 441 sq ft

Balcony = 1.5 sq m / 16 sq ft

Total = 42.5 sq m / 457 sq ft



Second 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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