

**WEAVERS WAY, NW1  
OFFERS IN EXCESS OF  
£425,000 LEASEHOLD**

**We are delighted to offer for sale a two  
bedroom chain-free flat set on the second  
floor of a purpose-built block, located in NW1.**





Weavers Way is one of a cluster of roads located off St Pancras Way, nearest tube station being Camden Town (Northern Line) & overground station at Camden Road & close to local bus services & shops. Granary Square & the shops and restaurants of Coal Drops Yard are approx. circa 0.5 miles away, with Kings Cross rail stations, & St Pancras Eurostar services beyond.

The property comprises a reception room with access to a separate kitchen, two bedrooms (main bedroom with fitted wardrobes) and a shower room.

**TENURE:** **125 Years Lease (less 10 days) from 25th December 1981**

**We have been advised by the owners they are currently looking into extending the lease.**

**GROUND RENT:** **To be confirmed**

**SERVICE CHARGE:** **£2,454.00 – On account for period 01.02.23 to 31.01.24**

Council Tax: London Borough of Camden - Council Tax Band: D (£1,900.16 for 2023/24).



















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.

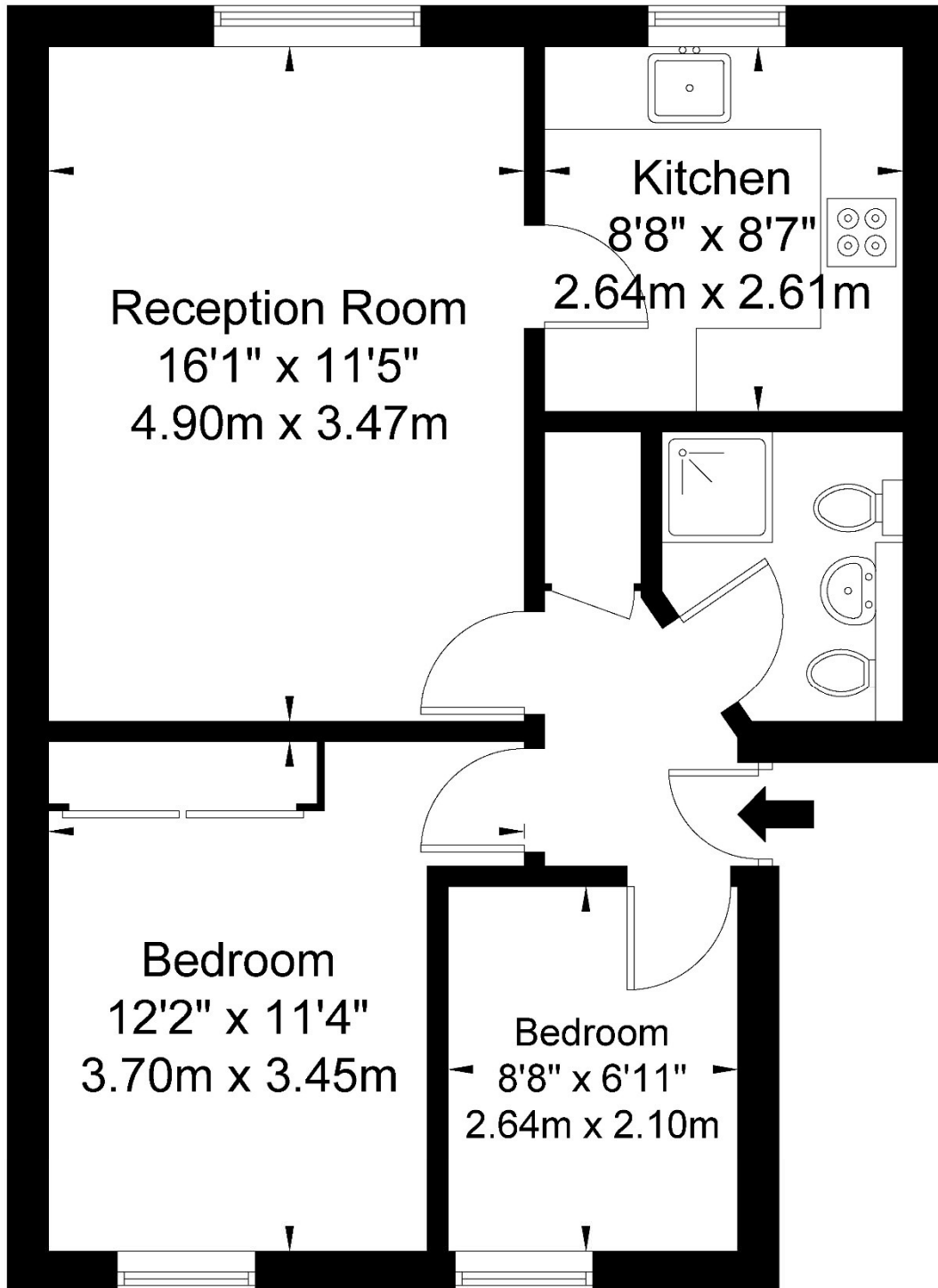
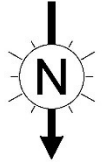
The agent has not tested any apparatus, equipment, fixtures & fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. These details may depict items that are not for sale or included in 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>80</b>	<b>80</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



# Weavers Way NW1 0XG

Approx Gross Internal Area = 49.6 sq m / 533 sq ft



## Second Floor

Ref

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**BLEU  
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.

If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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