

**COOPERS LANE, NW1
OFFERS IN EXCESS OF
£550,000 LEASEHOLD**

A spacious two bedroom chain-free flat, set on the ground & first floor of a purpose-built block, with direct access to a private rear garden.





Coopers Lane runs parallel with Midland Road, which connects to Euston Road, nearest tube stations being Kings Cross (various lines) and Mornington Crescent (Northern line) and close to local bus services and the Kings Cross area for its amenities including Kings Cross overground station, St Pancras Eurostar services, the Regents canal, Granary Square & the shops and restaurants of Coal Drops Yard.

The flat, which is arranged over two floors, offers well proportioned living accommodation and comprises a reception room, a separate kitchen/breakfast room and separate w.c all on the ground floor, with stairs up to two bedrooms and a bathroom on the first floor above. The flat has access from the kitchen/breakfast room to a private rear garden

TENURE: 125 Years Lease from 22nd August 1988

GROUND RENT: £10 p.a

SERVICE CHARGE: £3,546.28 – for period ending 31.03.24 – For buildings insurance, gas supply, heating, hot water and other communal charges.
£3,759.59 – Estimated for period ending 31.03.25

Parking: We have advised by the owner permit required

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

Broadband and Data Coverage. Ultrafast Broadband services are available via Openreach, Community Fibre , Virgin Media.

Construction Type: We have been advised by the owners brick

Heating: Gas central heating

Lease Covenants & Restrictions: Not to use the Flat for any purpose whatsoever other than as a private residential flat. To keep the floors covered with carpet and an underlay except the kitchen and bathroom which should be properly and suitable covered for avoiding the transmission of noise.

Council Tax: London Borough of Camden - Council Tax Band: D (£2,010.57 for 2024/25).





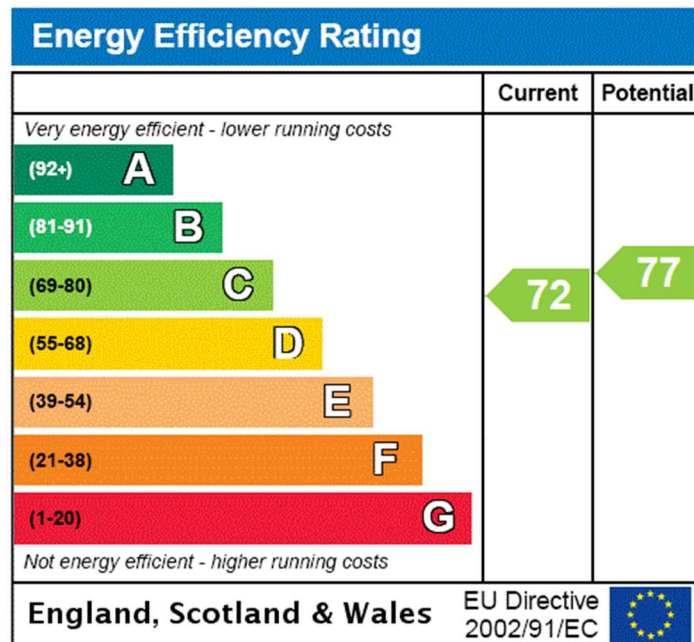






Whilst every attempt has been made in good faith to ensure the accuracy of these details, all data shown including the floorplan, are an interpretation for illustrative purposes only and should be used as a general outline for guidance only and is/are not to scale. Any areas, measurements or distances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

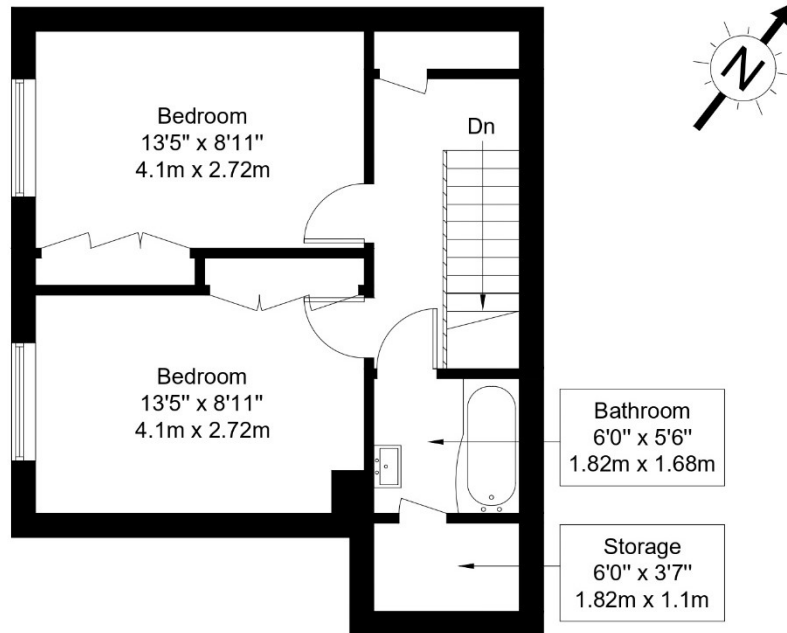


Coopers Lane, NW1 1HA

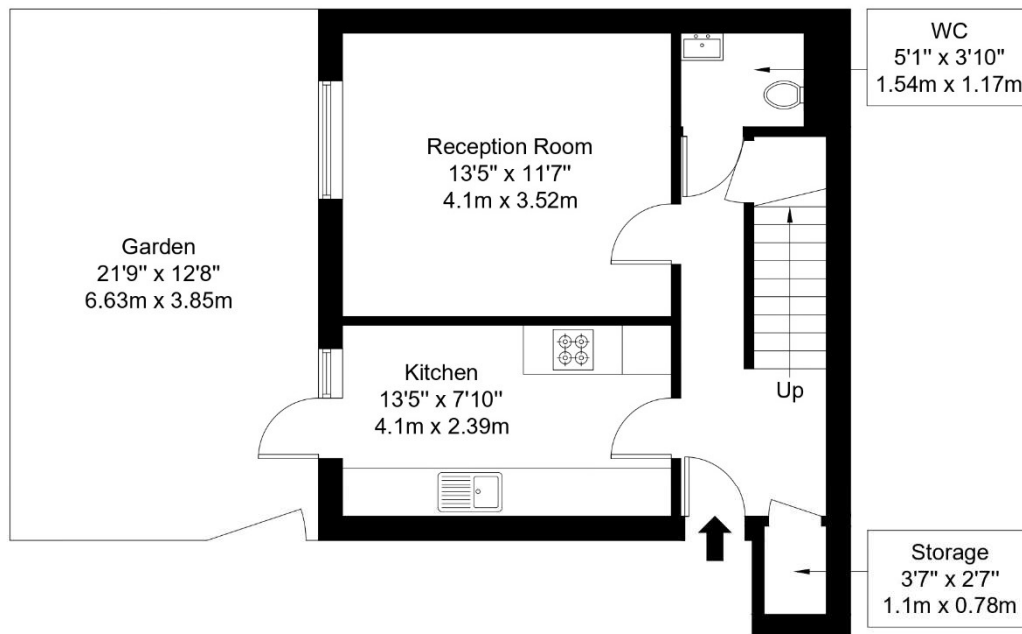
Approx Gross Internal Area = 75.9 sq m / 817 sq ft

Garden = 25.5 sq m / 274 sq ft

Total = 101.4 sq m / 1091 sq ft



First 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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