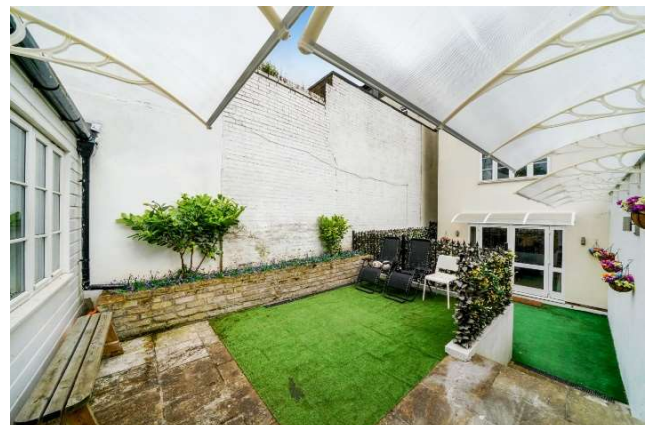


## **RAMBLER BUILDING, COPENHAGEN STREET, N1 £850,000 LEASEHOLD**

**A spacious four bedroom split-level flat set on the ground and lower ground floors, with direct access to a private southerly-facing rear garden, (one of the bedrooms is located within the outbuilding/garden room set to the rear of the garden. This could alternatively be used as a home office space), all close to the Kings Cross area including Granary Square.**





The Rambler Building is located on Copenhagen Street, nearest tube stations being Kings Cross (various lines) & Angel (Northern line) and close to local bus services, shops, Kings Cross rail stations, St Pancras Eurostar services, the Regents canal, Granary Square & the shops and restaurants of Coal Drops Yard.

The property offers spacious and well-proportioned living accommodation. On the ground floor there is a full bathroom and two bedrooms. On the lower ground floor there is a bedroom with an en-suite shower room, a guest cloakroom and a reception room with an open plan kitchen. The reception room has direct access to a private southerly-facing rear garden. At the end of the garden is an outbuilding/garden room, which is currently used as a bedroom with an en-suite shower room. It could alternatively be used as a home office space.

\*\*\*Please note one of the photos enclosed was taken by the owner prior to an existing tenancy August 2023\*\*\*

<b>TENURE:</b>	<b>199 Years Lease from 11<sup>th</sup> June 2014</b>
<b>GROUND RENT:</b>	To be confirmed
<b>SERVICE CHARGE:</b>	We have been advised by the owner £2,442.30p.a – for insurance and other communal charges - Unverified
<b>Parking:</b>	We have been advised by the owner street parking with a permit
<b>Utilities:</b>	The property is serviced by mains water, electricity and sewage
<b>Broadband and Data Coverage.</b>	Ultrafast Broadband services are available via Openreach, G Network.
<b>Construction Type:</b>	We have been advised by the owner brick, flat roof asphalt roofing top floor is timber construction – Unverified
<b>Heating:</b>	Electric
<b>Lease Covenants &amp; Restrictions:</b>	Not to use the Flat for any purpose whatsoever other than as a private residential flat. Not to sub-let the flat without Freeholder consent (not unreasonably withheld) or being an Assured Shorthold Tenancy Agreement. Not to keep any animal or bird in the Property without the written permission of the Freeholder. To keep the floors covered with good quality carpet and an underlay except the kitchen and bathroom.

Council Tax: London Borough of Islington - Council Tax Band: E (£2,347.32 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.

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>		
(55-68) <b>D</b>	57	59
(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	



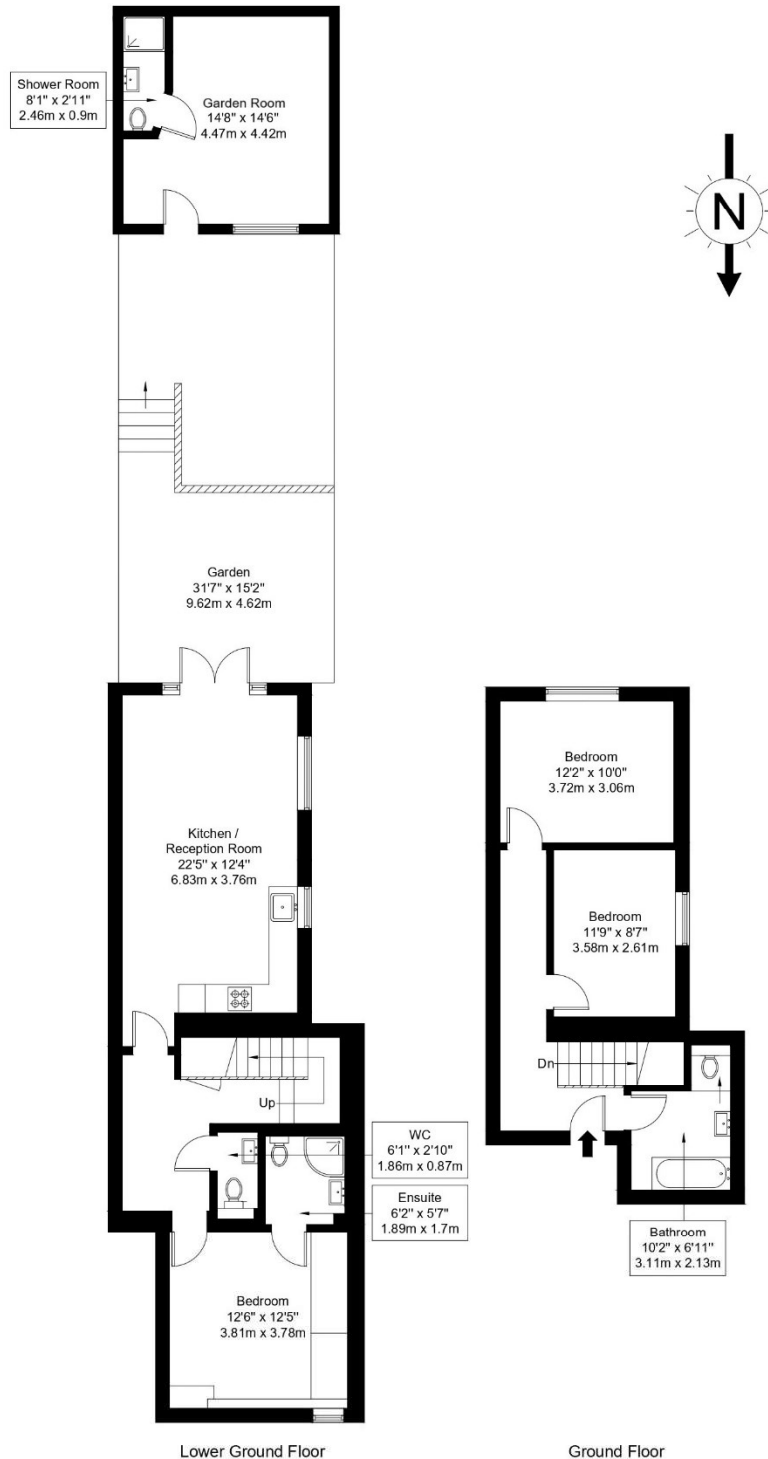
# Copenhagen Street, N1 0SR

Approx Gross Internal Area = 100.8 sq m / 1085 sq ft

Garden = 44.4 sq m / 478 sq ft

Garden Room = 19.6 sq m / 211 sq ft

Total = 164.8 sq m / 1774 sq ft



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. 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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