

**CAMPBELL WALK, N1
OFFERS IN EXCESS OF
£800,000 FREEHOLD**

A four bedroom three floored chain-free end of terrace house, well located for the Kings Cross area and all that it has to offer.





Campbell Walk pretty much runs parallel with York Way, and is located off Delhi Street which runs off Copenhagen Street, close to Kings Cross rail stations, St Pancras Eurostar services, the Regents canal, Granary Square & the shops and restaurants of Coal Drops Yard.

The property itself comprises a reception room and a separate kitchen/breakfast room both on the ground floor. Stairs then go up to the first floor where there are two bedrooms and a bathroom. Stairs go up to the top floor where there are two further bedrooms and a separate w.c. The property has a rear garden.

SERVICE CHARGE: £688.00 – Estimated for period 01.04.2024 to 31.03.2025 – Caretaking, 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, Hyperoptic.

Construction Type: Brick

Heating: Gas central

Council Tax: London Borough of Islington - Council Tax Band: D (£1,920.53 for 2024/25)





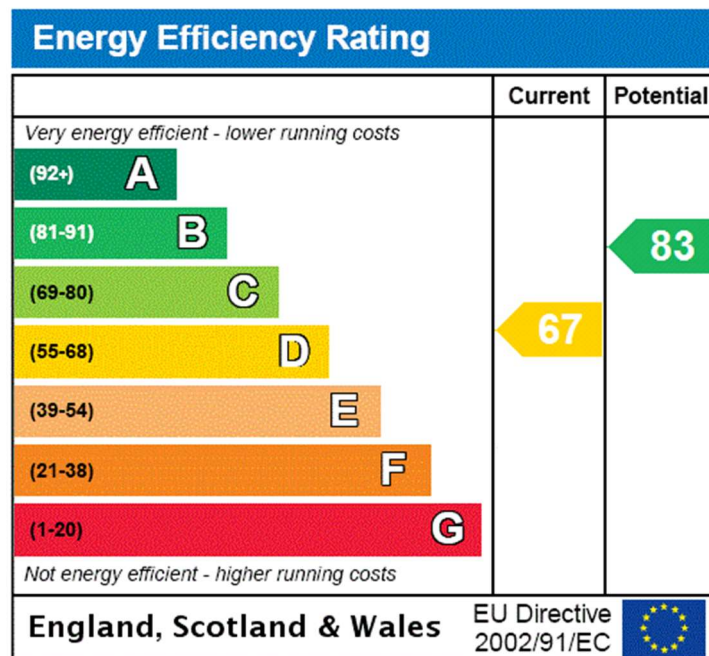






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The agent has not tested any apparatus, equipment, fixtures & fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. These details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



Campbell Walk, N1 0UT

Approx Gross Internal Area = 103 sq m / 1109 sq ft

Restricted head height = 2.4 sq m / 26 sq ft

Garden = 16.1 sq m / 173 sq ft

Shed = 2.5 sq m / 27 sq ft

Total = 124 sq m / 1335 sq ft



Ref :

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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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