



York Way

Islington, N7

Offers In Excess Of £700,000

A spacious 2 double bedroom apartment located on the top two floors of a Victorian period conversion and benefiting from two private roof terraces.



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- Upper maisonette
- 2 double bedrooms
- Seperate kitchen and dining room
- 2 terraces
- Close to Kings Cross



A spacious 2 double bedroom apartment located on the top two floors of a Victorian period conversion and benefiting from two private roof terraces. The property is well-proportioned and filled with character comprising; on the lower of the two floors a well-thought out practical kitchen leading on to the bigger of the two roof terraces, perfect for relaxing on; spacious dining room with the potential to be used as a third bedroom and a bright living room with many original/reclaimed features. Located upstairs are the two generously sized bedrooms along with the family bathroom which leads on to the second roof terrace with fantastic views. Situated on York Way, affording superb access to the Underground at Caledonian Road (Piccadilly Line), only 1 stop from the transport hub that is Kings Cross / St Pancras International, and with trains direct to the West End. Kings Cross / St Pancras is also serviced by the numerous bus routes that run along Caledonian Road & York Way, and this apartment is suitably positioned to benefit from the progression north of the major re-development currently underway around York Way. In addition Camden, Kentish Town, Holloway and Islington all provide a wealth of amenities including shops, restaurants and bars, with Nisa, Tesco and Sainsbury's all located near Caledonian Road station for localised shopping.

Tenure: Share of Freehold 86 years 2 months

Service Charge: £887.40 This is the 50% share of the buildings insurance, any additional expenditure is split equally with the gff.

Ground Rent: £0

Local Authority: Camden

Council Tax Band: D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	66	73
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Chestertons Islington Sales

327-329 Upper Street

Islington

London

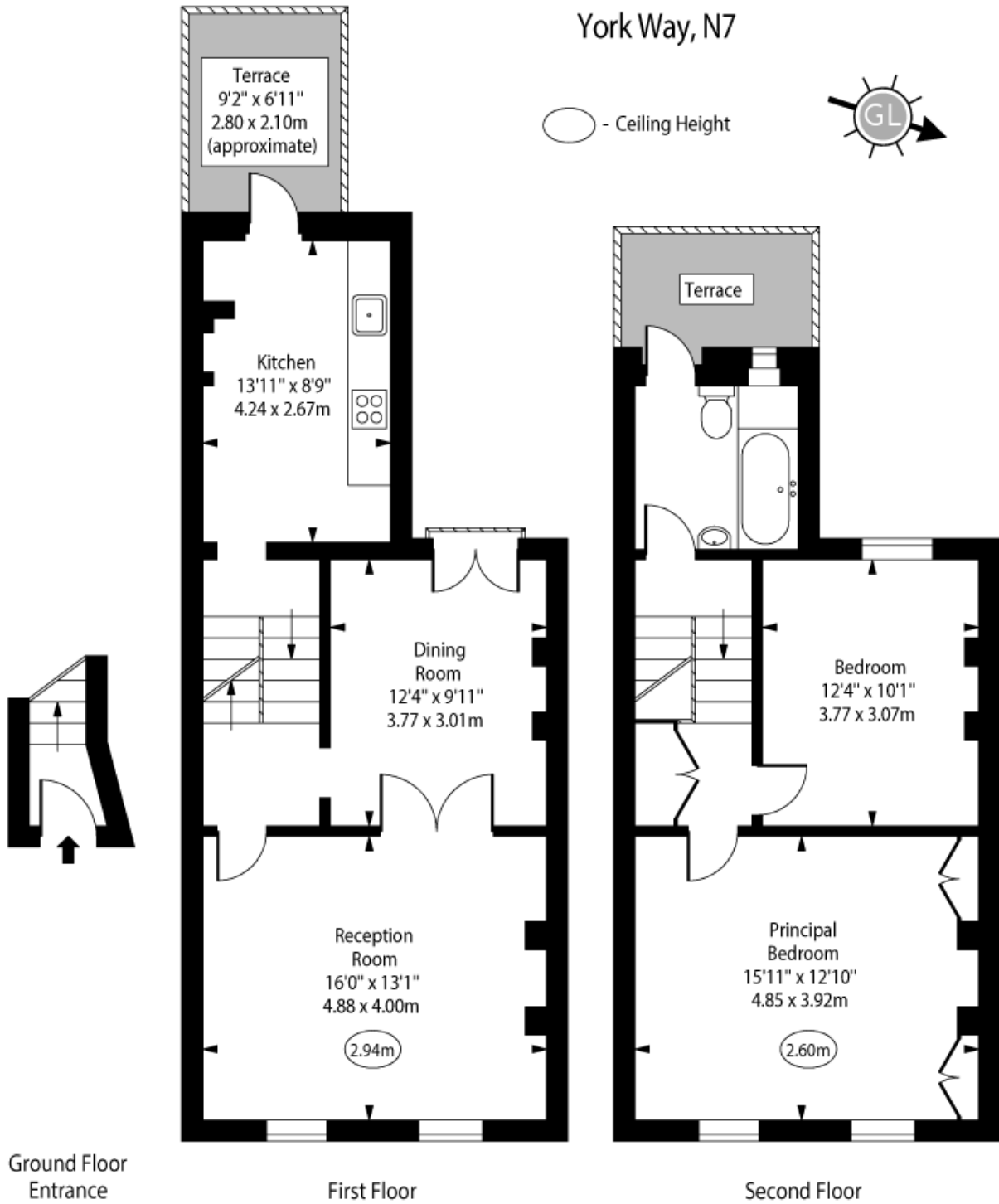
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Approx Gross Internal Area 1035 Sq Ft - 96.15 Sq M

For Illustration Purposes Only - Not To Scale
www.goldlens.co.uk
 Ref. No. 0255651G