



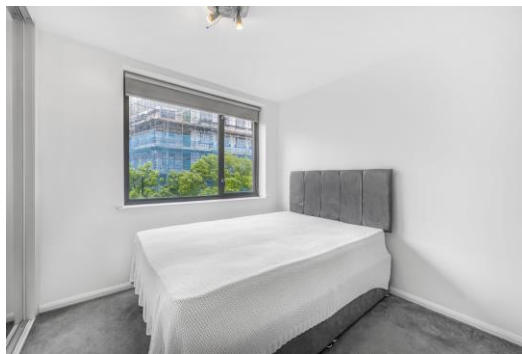
City of London Point

107 York Way, N7

Offers in excess of £300,000

A spacious and well presented third floor 1 bedroom apartment with a private balcony set within this small modern development conveniently located close to Kings Cross station and local amenities.

CHESTERTONS



City of London Point

107 York Way, N7

- Well proportioned third floor apartment
- Open plan living space
- 1 bedroom with built in wardrobes
- Private balcony
- No onwards chain



A spacious and well presented third floor 1 bedroom apartment with a private balcony set within this small modern development convenient located close to Kings Cross station and local amenities.

This home offers good entertaining space and generously proportioned rooms. Immaculately presented, it boasts one double bedroom with built in mirrored wardrobes, modern tiled family bathroom, fully fitted kitchen with ample storage space, open plan reception room with access to the private balcony space.

The property is very centrally located and is perfect to take advantage of the amenities of Kings Cross, Camden and Kentish Town. Local shops are a short walk away in Brecknock Road and Granary Square, and the Caledonian Road tube station is in close proximity. The excellent Islington tennis/Gym and Caledonian Park are also in very close proximity.

Tenure: Leasehold 105 years 1 months

Service Charge: £3005.82

Ground Rent: £300

Local Authority: Camden

Council Tax Band: C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Chestertons Islington Sales

327-329 Upper Street

Islington

London

N1 2XQ

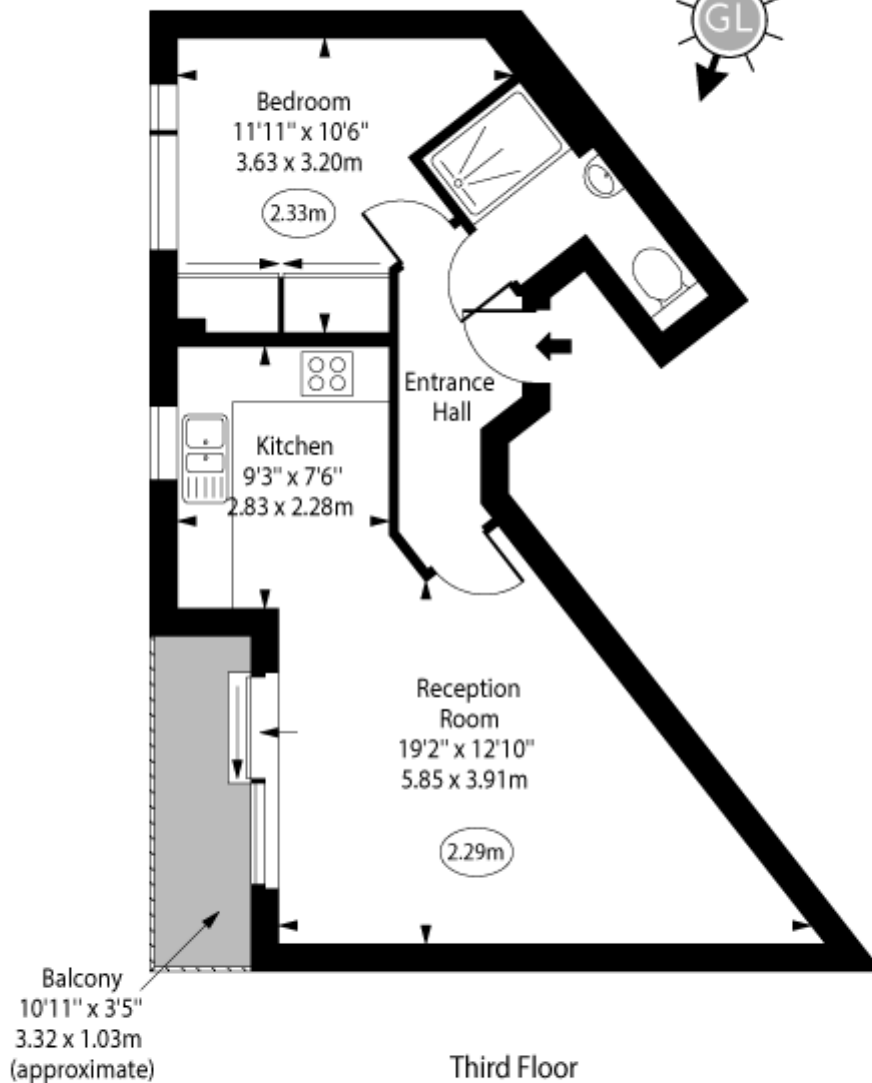
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City of London Point,
York Way, N7

○ - Ceiling Height



Approx Gross Internal Area 450 Sq Ft - 41.80 Sq M

Every attempt has been made to ensure the accuracy of the floor plan shown.
However, all measurements, fixtures, fittings, and data shown are approximate interpretations and
for illustrative purposes only.

Measured according to the RICS IPMS 2. Not To Scale.

www.goldlens.co.uk

Ref. No. 027971R

