



Fabulous two bedroom, two bathroom modern apartment in Kings Cross, one of the largest and most successful redevelopments in London.

The property

A stunning first floor apartment (841 ft.²) set in a small gated development in the heart of King's Cross. The property, which benefits from 24 hours a day security, is accessed from Caledonia Road via a secure gate into a private courtyard. A video entry system then provides access into the entrance foyer where the 2nd floor is reached via a lift or stairwell.

On entering the apartment a welcoming entrance hall flows onto two double bedrooms (one ensuite), family bathroom and principal reception with modern kitchen area. This spacious room 6.17 m x 4.52 m has a north-facing balcony overlooking the entrance, two large windows in the living area and additional window in the kitchen. This allows natural light to flood the room, which is fitted with hardwood timber flooring. A fully fitted kitchen of contemporary style has integrated appliances, including: four plate induction hob with extractor hood, cooker, dishwasher, fridge and freezer and sink with drainer unit. The kitchenette is it is fitted with plenty of wall and base units providing good storage.

The principal bedroom has four French style windows with central doors opening onto a south facing raised covered balcony. Ideal for morning coffee and relaxation. The room enjoys fitted wardrobes and an ensuite shower room with heated towel rail and modern appliances. A second double bedroom, also south facing, has fitted wardrobes and access to the family bathroom / cloakroom with bath-tub and shower head.

In all this is a well presented two double bedroom, two bathroom apartment perfect for commuters to the City of London, The West End, The Legal District, the many leading Universities nearby or even to Paris, Brussels and beyond for work or pleasure, as the Eurostar terminal is only a few minutes walk away. The internationally acclaimed Coal Drops Yard is also on the doorstep, filled with a wealth of retailers and many places to eat and drink.



Terms

Leasehold: 129 years remaining 25/12/2153.

Estate Service Charge: £2,100 pa

Building Service Charge: £4,700 pa 2024/25.

Ground Rent: £175 pa

EPC: C

Council Tax: Band E

Managing Agent: Levy Property Management.

Local authority: London Borough of Islington.

Parking: On street permits can be obtained from the local authority at additional expense.

Fixtures and Fittings: to be agreed by separate negotiation.

Services: mains electricity, water and drainage
- Electric boiler and central heating and wall mounted radiators.

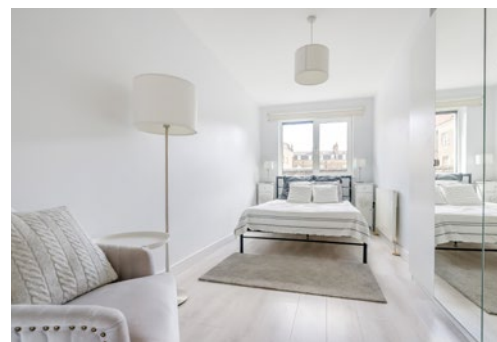
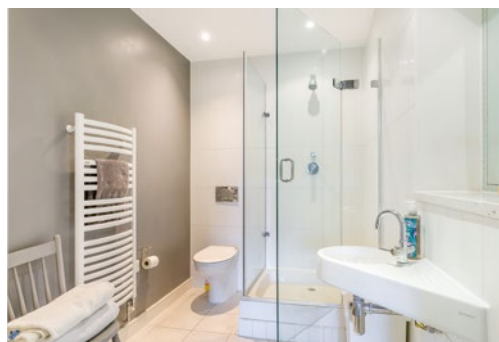
Asking price: £1,000,000

Situation

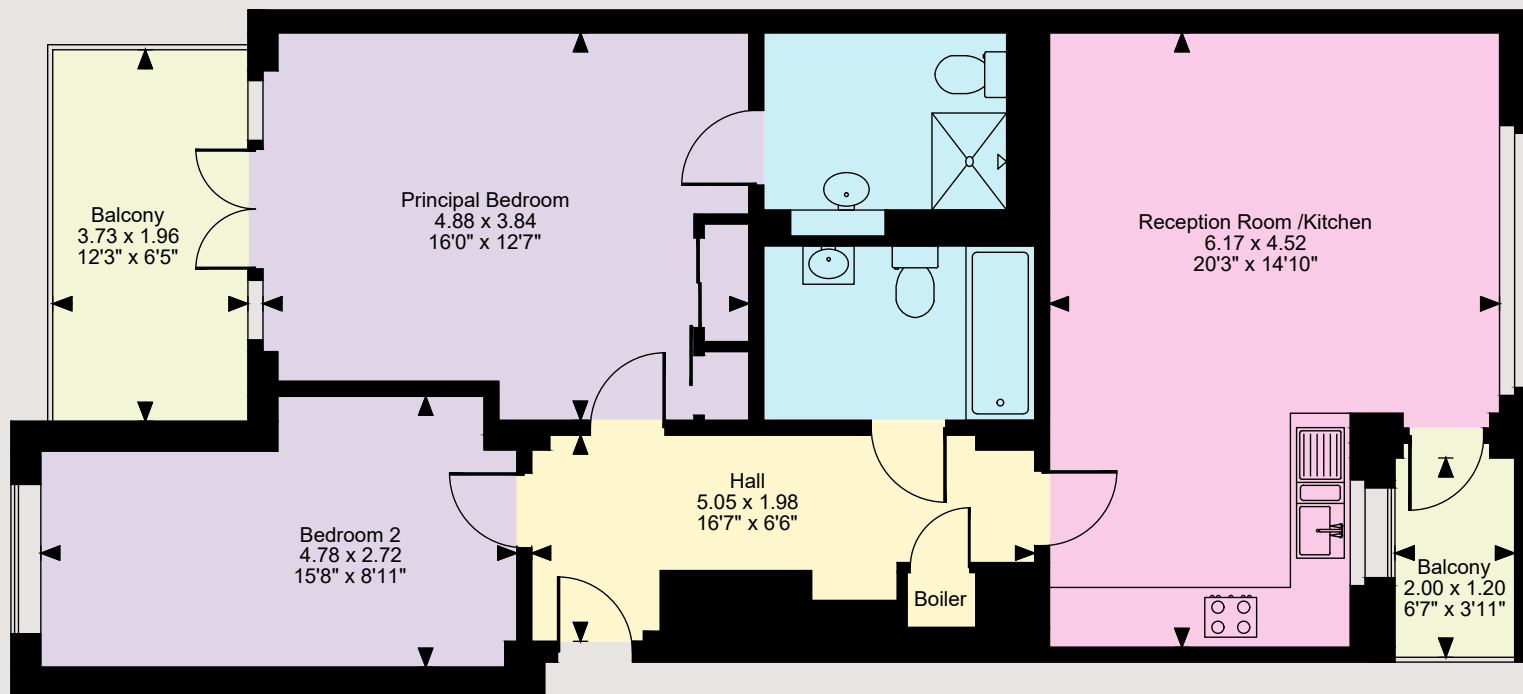
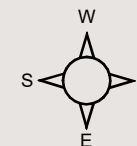
The apartment is in striking distance Kings Cross and St Pancras International Stations (0.1 miles) and Angel Tube (0.8 miles). The former has links to The City of London and The West End. The popular Coal Drops Yard (0.3 miles) and Exmouth Market (0.8 miles) have an abundance of independent shops, restaurants, bars, public houses, cafes and other amenities.

There are good schools in the area including: Winton Primary School Ofsted: Good (0.2 miles), Argyle Primary School Ofsted: Good (0.2 miles) New River College Medical Ofsted: Outstanding (0.3 miles), Capital City College Group Ofsted: Good (0.3 miles).

Transportation links are excellent including: Kings Cross & St Pancras International Stations (0.1 miles) - National Rail / Eurostar/ Victoria / Piccadilly / Elizabeth / Thames Link/ Northern / Hammersmith & City / Circle and Metropolitan Lines. Russell Square (1 miles) Piccadilly Lines, Angel Tube (0.8 miles) Northern Line.



Joiners Yard, N1
Gross Internal area 841 sq ft (78 sq m)
Balcony external area = 106 sq ft (10 sq m)



Second Floor

The position & size of doors, windows, appliances and other features are approximate only.
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