



Two Bedroom Apartment with Balcony in Prime  
King's Cross

# YORK WAY

KING'S CROSS, N7

Asking Price  
£795,000

**BERKSHIRE  
HATHAWAY**  
HOMESERVICES

LONDON

# PROPERTY DETAILS

<b>Guide Price</b> £795,000	<b>Square Footage</b> 801
<b>Council Tax Band</b> F	<b>EPC</b> B
<b>Tenure</b> Leasehold	<b>Service Charge</b> £5000 pa

We are delighted to offer this immaculately presented two bedroom, two bathroom apartment with private balcony located within the popular XY Development in Prime King's Cross.

Nearby transport links include St. Pancras International and King's Cross Station (Northern, Victoria, Hammersmith & City, Metropolitan, Circle and Piccadilly lines, National Rail) providing frequent services into the City and the West End.

Vibrant Coal Drops Yard and Granary Square are also moments away.

Residents also benefit from 24-Hour Concierge and bike storage.

## FEATURES

- Two Bedrooms
- One Reception Room
- Two Bathrooms
- Concierge / Porter
- 24 Hour Security
- Upper Floor
- Balcony
- Lift

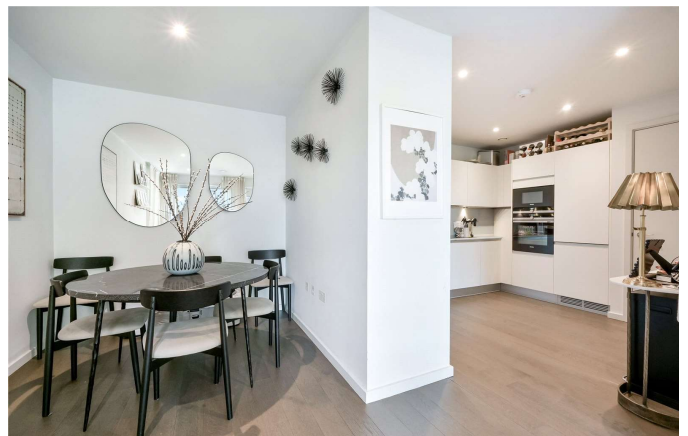
## LOCATION



### KINGS CROSS SALES

Unit 4,6 Pancras Square, N1C 4AG

020 7467 2020  
sales.kingscross@bhhs-london.com

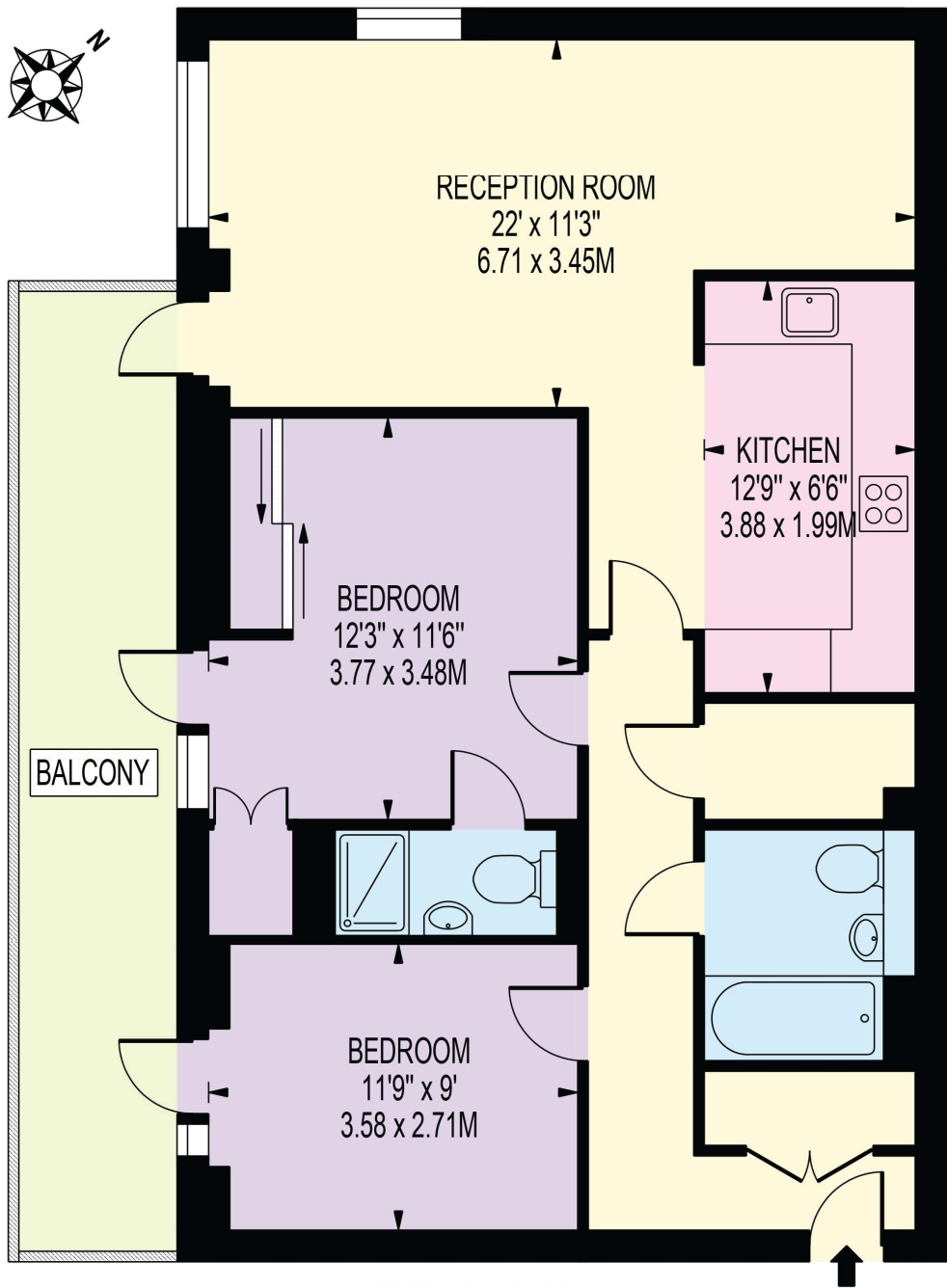




# FLOORPLAN

## YORK WAY

APPROXIMATE GROSS INTERNAL FLOOR AREA: 801 SQ FT - 74.46 SQ M



### FOURTH FLOOR

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.