



**A Spacious Two Bedroom Apartment Located in The Ironworks, A Prime King's Cross Gated Development**

# **ALBION WALK**

**KING'S CROSS, N1**

**Asking Price  
£900,000**

**BERKSHIRE  
HATHAWAY**  
HOMESERVICES

**LONDON**

# PROPERTY DETAILS

**Guide Price**  
£900,000

**Square Footage**  
1,020

**Council Tax Band**  
F

**EPC**  
To Be Confirmed

**Ground Rent**  
£175 pa

**Service Charge**  
£7,795.70 pa

**Tenure**  
Leasehold 127 Years

A beautifully presented two bedroom, two bathroom, split-level apartment located in The Ironworks, part of the Regents Quarter, a secure gated development at the heart of the King's Cross Regeneration Area. Residents also benefit from On-Site 24 Hour Security and CCTV.

The property measures in excess of 1000 square feet and is presented in excellent condition throughout. Both bedrooms are of generous size and there is ample storage available throughout the apartment too.

Coal Drops Yard and Granary Square are moments away and 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.

## FEATURES

Two Bedrooms

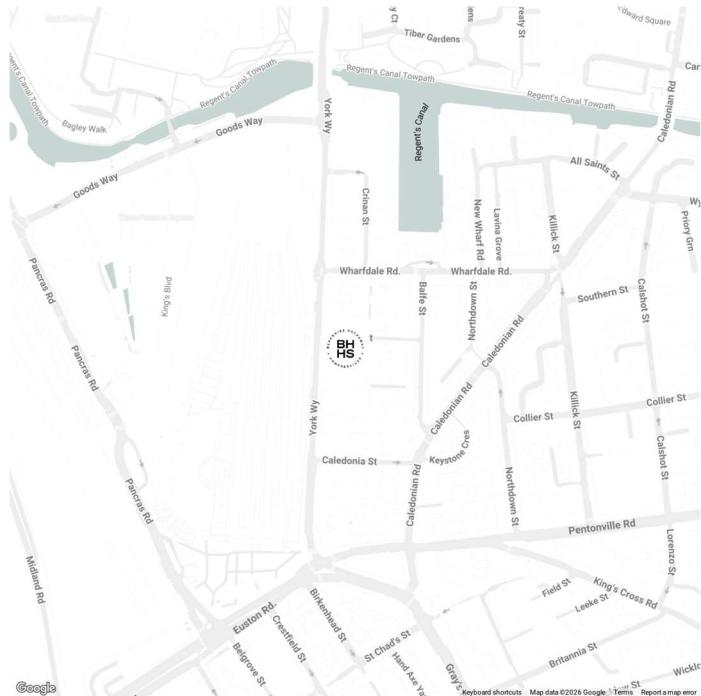
One Reception Room

Two Bathrooms

24 Hour Security

Ground Floor, First Floor

## LOCATION



## KINGS CROSS SALES

24-25 Albion St, Hyde Park Estate, London,  
W2 2AX

020 7262 2030

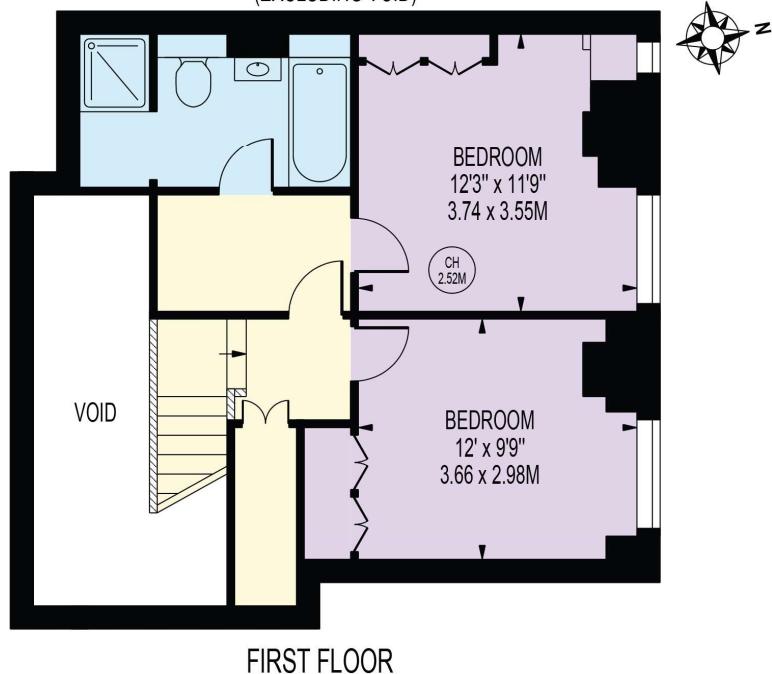
[sales.kingscross@bhhslondon.com](mailto:sales.kingscross@bhhslondon.com)



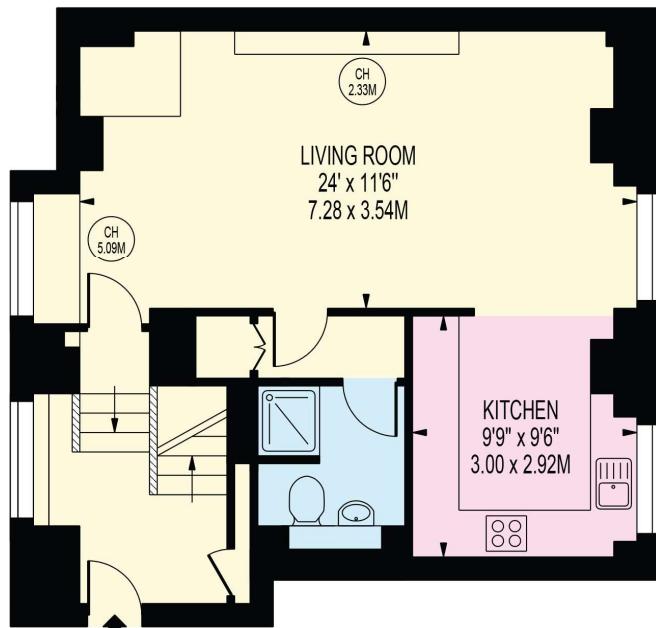
# FLOORPLAN

## THE IRONWORKS, ALBION WALK

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1020 SQ FT - 94.78 SQ M  
(EXCLUDING VOID)



FIRST FLOOR



GROUND 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.