



THREE BEDROOM WITH PARKING IN AWARD WINNING  
FENMAN HOUSE

# FENMAN HOUSE

LEWIS CUBITT WALK, N1C

Asking Price  
£1,850,000

**BERKSHIRE  
HATHAWAY**  
HOMESERVICES

LONDON

# PROPERTY DETAILS

**Guide Price**  
£1,850,000

**Square Footage**  
1038

**Council Tax Band**  
G

**EPC**  
B

**Ground Rent**  
£1000

**Service Charge**  
£12490

**Tenure**  
Leasehold

A bright and spacious three bedroom apartment in Fenman House, designed by award winning architects Maccreeor Lavington and Johnson Naylor.

Located on the fifth floor and boasting herringbone floors throughout, the property is comprised of three bedrooms, one en-suite, and a further large bathroom. The generous kitchen/reception area leads onto a private balcony with views of the Persian inspired Jellicoe Gardens.

Fenman House is a modern low energy building with underfloor heating and efficient ventilation system with comfort cooling.

A secure parking space and additional storage unit are also included in the sale.

Residents of Fenman House benefit from concierge service and residents lounge as well as a landscaped residents' rooftop garden designed by Chelsea Flower Show award winner Tom Stuart-Smith. There is also a generous post room and bike storage including storage for Brompton bikes.

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.

## FEATURES

Three Bedrooms

One Reception Room

Two Bathrooms

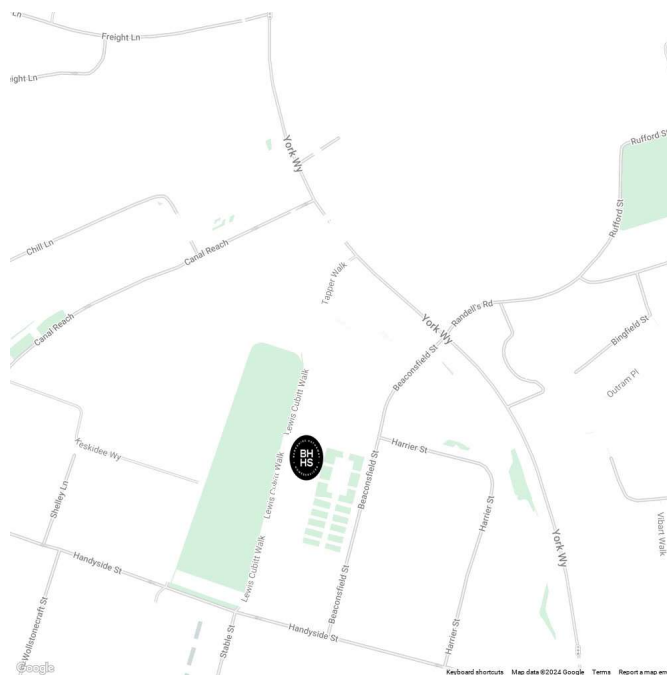
Private Parking

Balcony

Communal Gardens

Roof Terrace

## LOCATION

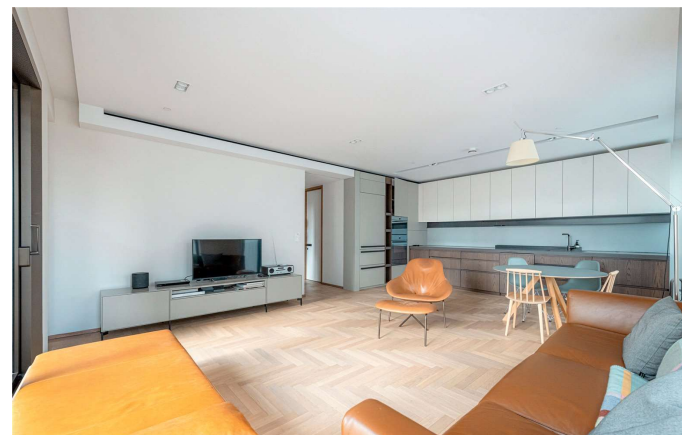
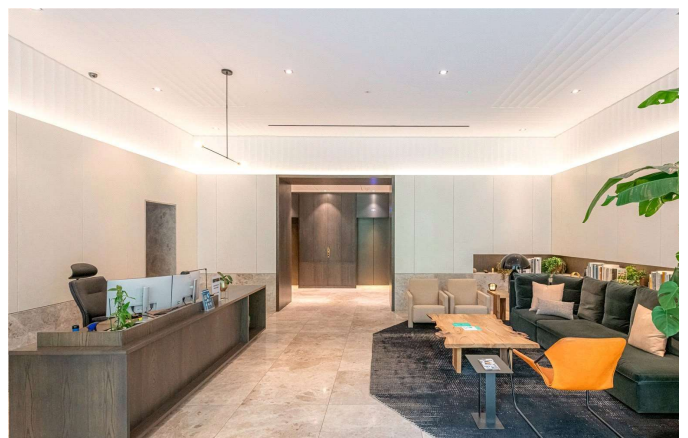


## KINGS CROSS SALES

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# FLOORPLAN

