



Two Bedroom with Balcony and Canal Views

ICE WHARF

NEW WHARF ROAD, N1

Asking Price
£850,000

**BERKSHIRE
HATHAWAY**
HOMESERVICES

LONDON

PROPERTY DETAILS

Guide Price £850,000	Square Footage 877
Council Tax Band TBC	EPC C
Ground Rent £100 pa	Service Charge £5710 pa
Tenure Share of Freehold	

A bright and spacious canal side apartment in the popular Ice Wharf development. Offering two bedrooms, the property also boasts a sizeable open plan reception with kitchen and dining room leading out to a private balcony overlooking the lovely views of the Regent's Canal.

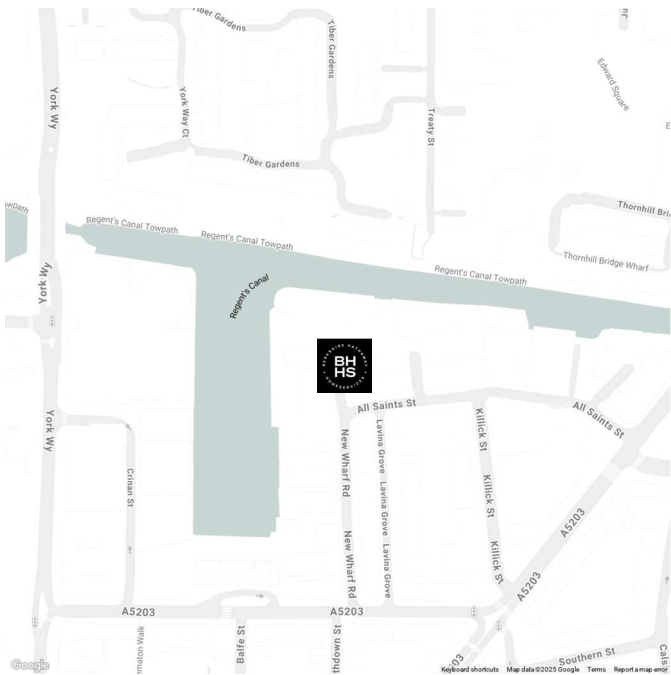
Ice Wharf is a secure, gated development benefitting from the services of a 24 hour Concierge.

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

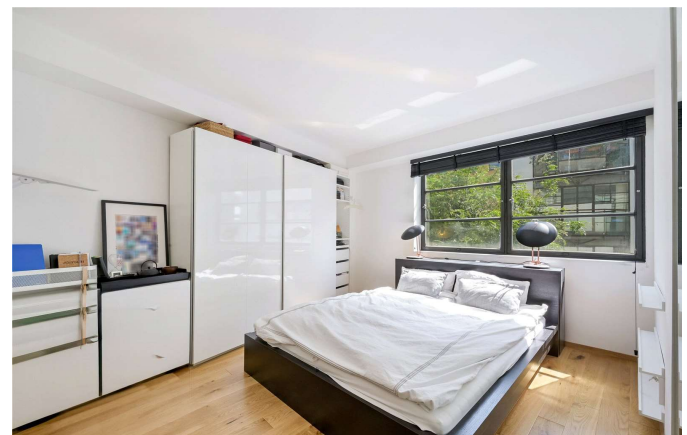
- Two Bedrooms
- One Reception Room
- One Bathroom
- Balcony
- Communal Gardens
- Bright and Spacious
- 24 Hour Concierge

LOCATION



KINGS CROSS SALES
Unit 4,6 Pancras Square, N1C 4AG

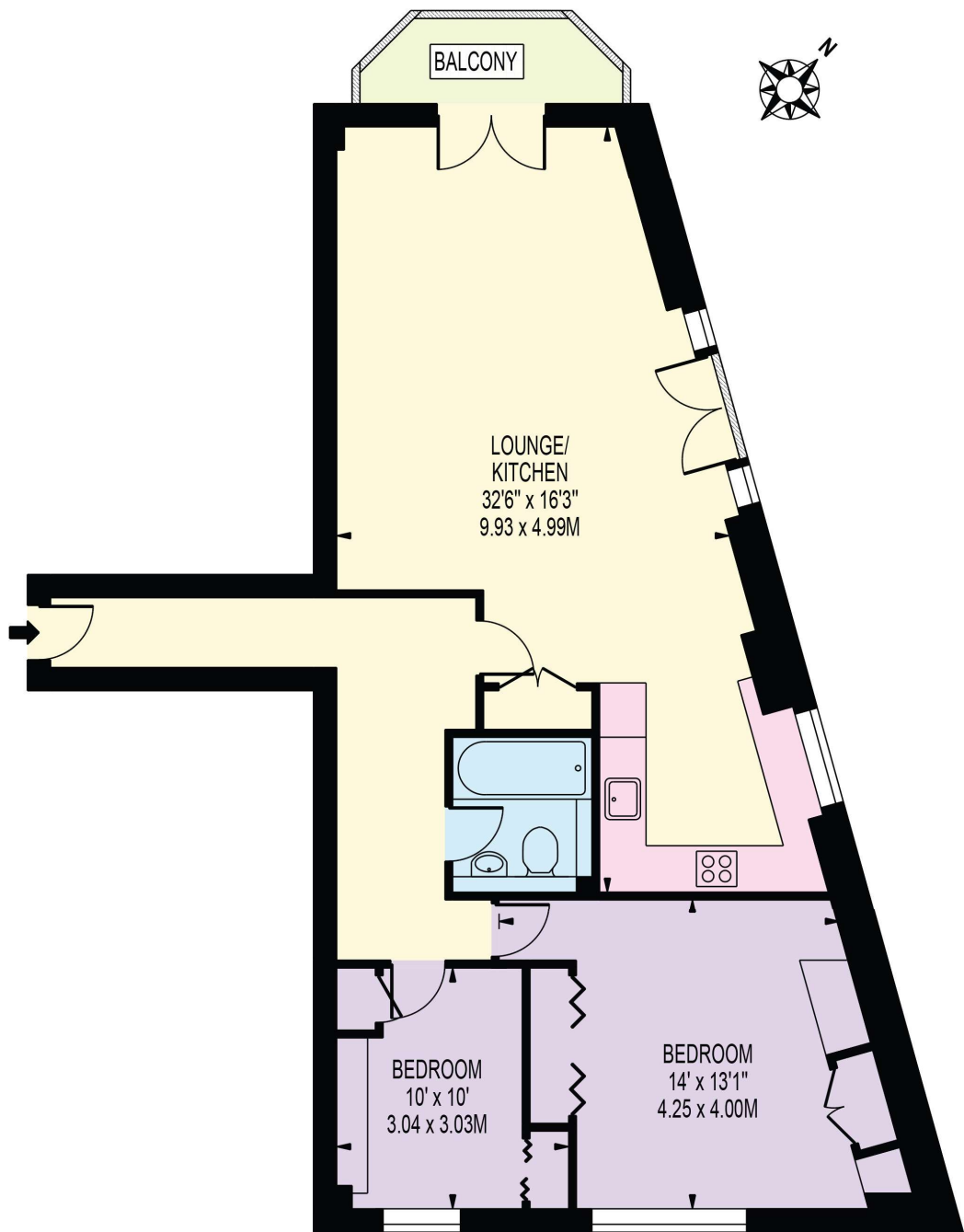
020 7467 2020
sales.kingscross@bhhs-london.com



FLOORPLAN

ICE WHARF

APPROXIMATE GROSS INTERNAL FLOOR AREA: 877 SQ FT - 81.45 SQ M



THIRD 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.