



Canalside Two Bedroom with Balcony in the
Popular Ice Wharf Development

ICE WHARF

KING'S CROSS, N1

Asking Price
£850,000

**BERKSHIRE
HATHAWAY**
HOMESERVICES

LONDON

PROPERTY DETAILS

Guide Price

£850,000

Square Footage

746

Council Tax Band

E

EPC

D

Ground Rent

£100 pa

Service Charge

£6321 pa

Tenure

Leasehold 985 Years
Remaining

A bright and spacious apartment in the popular Ice Wharf development. There are two double bedrooms, one currently set up as a study. The lovely kitchen and generous reception lead onto a private balcony with 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

24 Hour Concierge

LOCATION

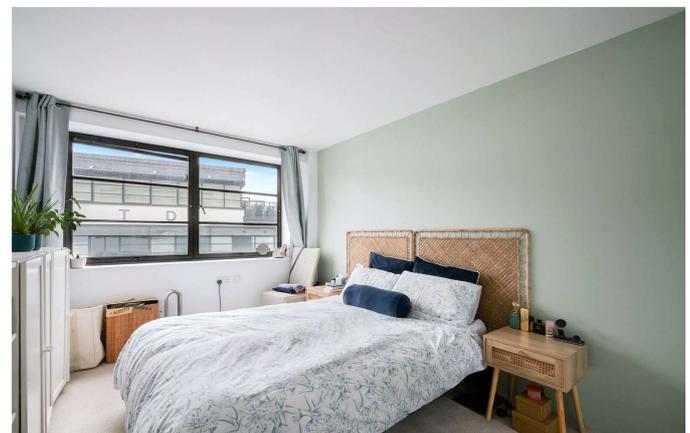


KINGS CROSS SALES

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

020 7262 2030

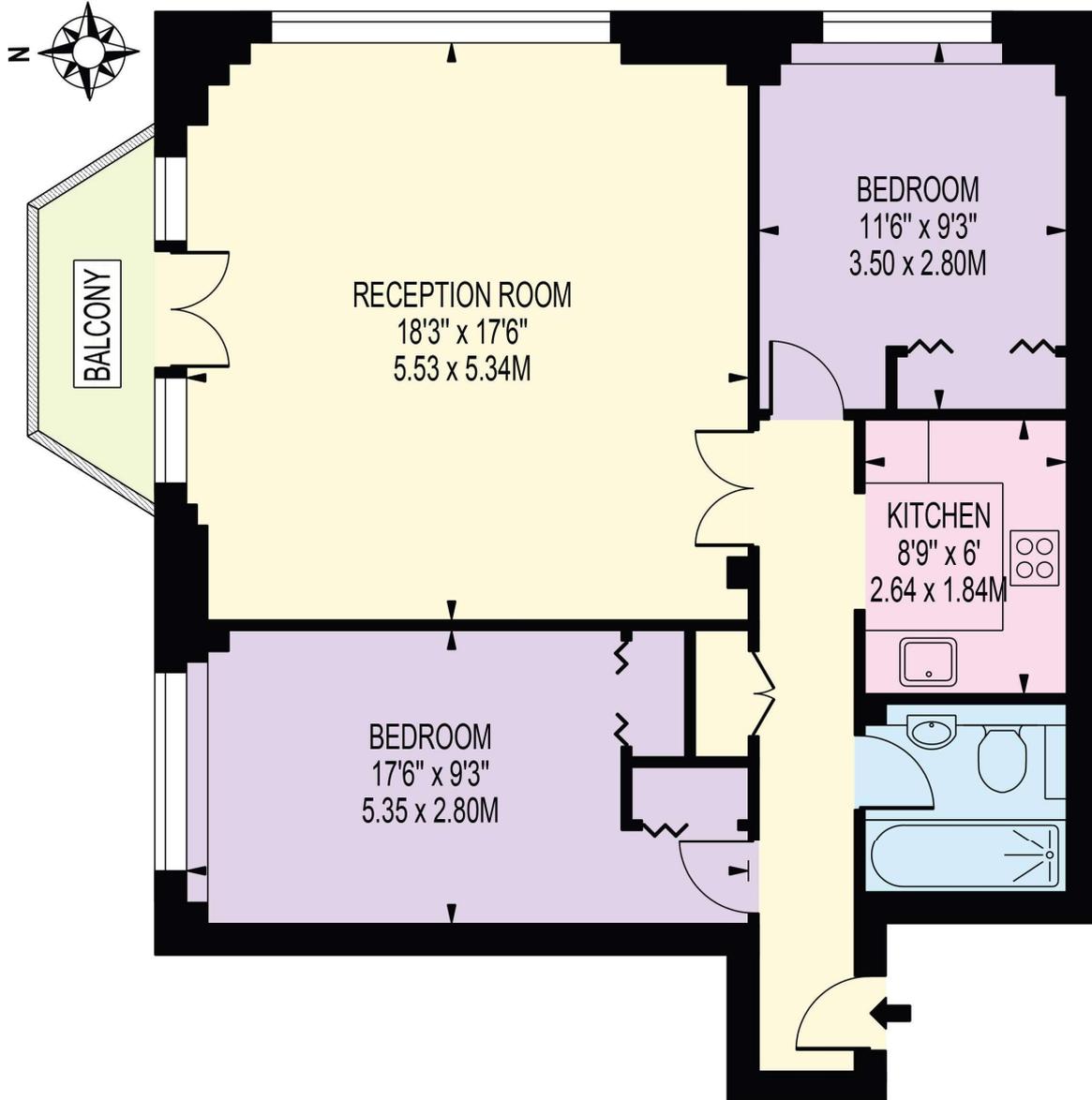
sales.kingscross@bhslondon.com



FLOORPLAN

ICE WHARF

APPROXIMATE GROSS INTERNAL FLOOR AREA: 746 SQ FT - 69.31 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.