



Two Bedroom with Balcony in Prime King's Cross

NEW WHARF ROAD

KING'S CROSS, N1

Asking Price
£795,000

**BERKSHIRE
HATHAWAY**
HOMESERVICES

LONDON

PROPERTY DETAILS

| | |
|--|------------------------------------|
| Guide Price £795,000 | Square Footage 765 |
| Council Tax Band E | EPC C |
| Ground Rent £100 pa | Service Charge £6,108 pa |
| Tenure Share of Freehold 986 years | |

A bright and spacious two bedroom apartment with balcony in the popular Ice Wharf development located along the Regent's Canal.

This contemporary property offers an exceptional open plan kitchen and dual aspect reception room, two double bedrooms and an exquisite South facing balcony.

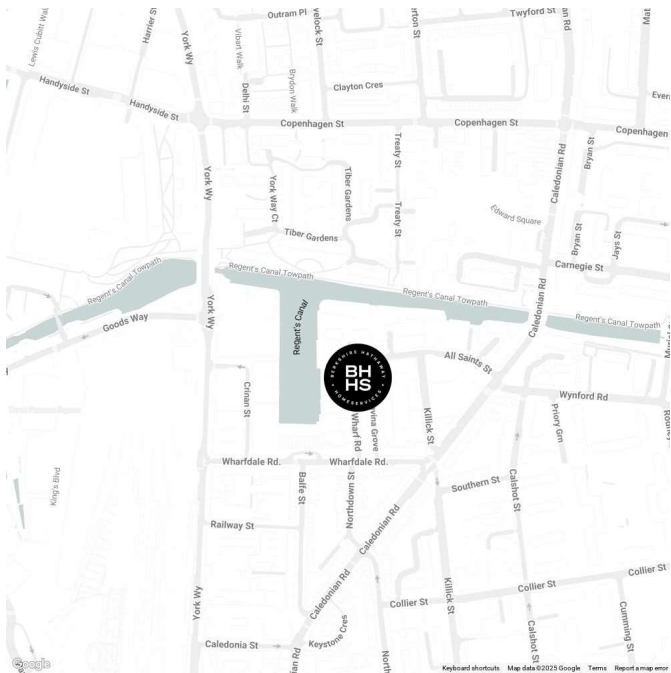
Ice Wharf is a secure gated development benefitting from the services of a 24 hour Concierge.

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

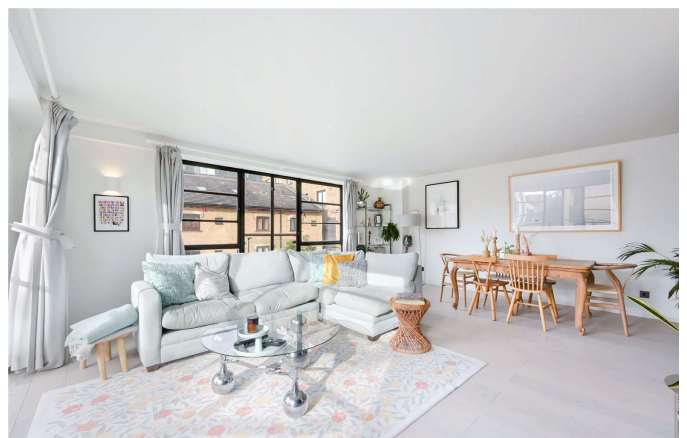
- Two Bedrooms
- One Reception Room
- One Bathroom
- Concierge / Porter
- Lift
- Balcony
- Communal Gardens
- First Floor

LOCATION



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

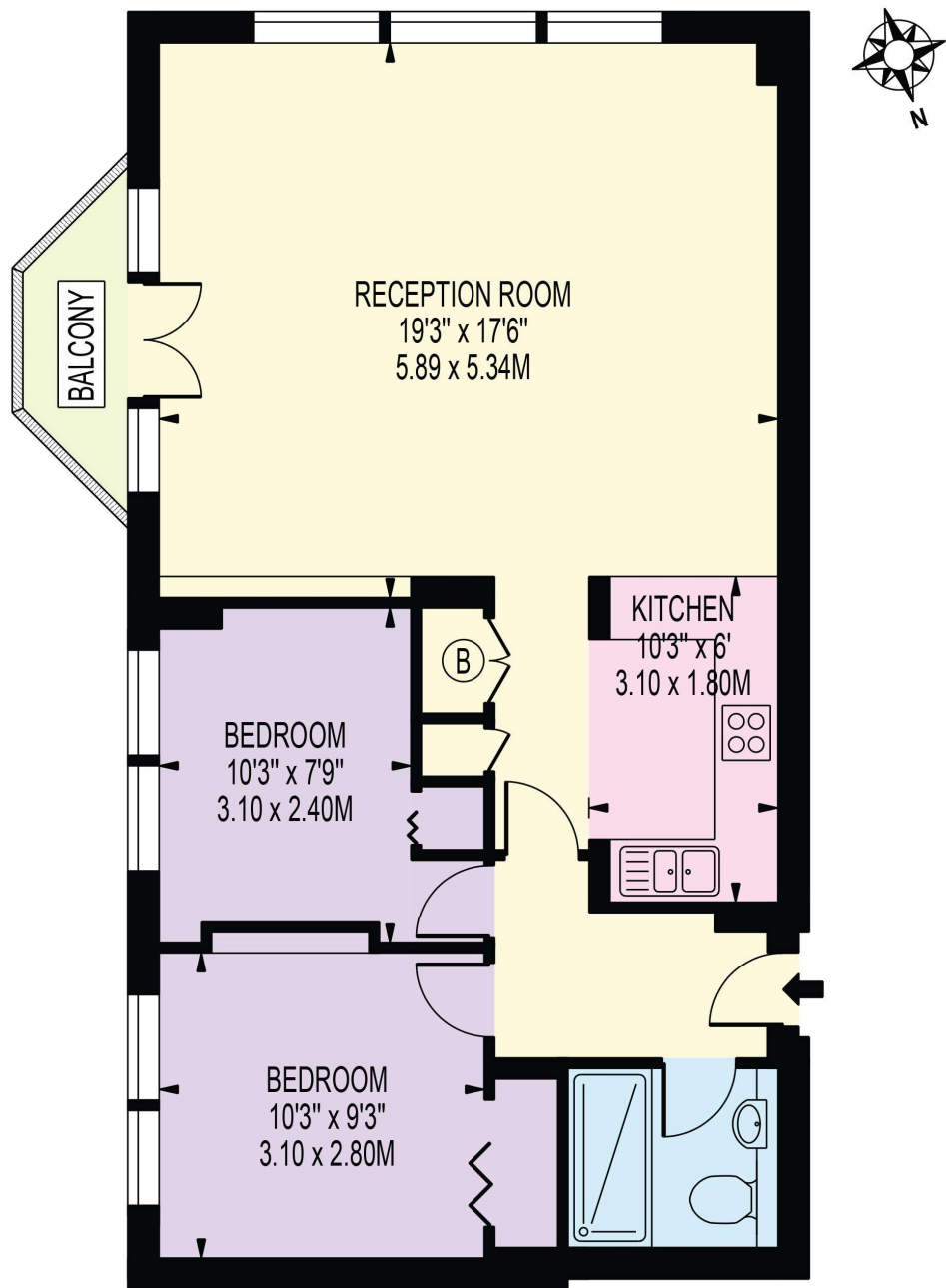
020 7467 2020
sales.kingscross@bhhs-london.com



FLOORPLAN

ICE WHARF, NEW WHARF ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 765 SQ FT - 71.0 SQ M



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.