Three Bedroom with Roof Terrace in Prime King's Cross

LEWIS CUBITT WALK

KING'S CROSS, N1C

Asking Price
£2,550,000

BERKSHIRE HATHAWAY | LONDON
HOMESERVICES

PROPERTY DETAILS

Guide Price £2,550,000	**Square Footage** 1103
Council Tax Band TBC	**EPC** B
Ground Rent £1000 pa	**Service Charge** £18,909 pa
Tenure Leasehold	

A spacious three bedroom apartment with roof terrace and balcony in the highly sought after and award winning Luma House.

Every element in this boutique development is designed to a high specification, with generous ceilings to maximise natural light and full height windows. In addition to the charming balcony leading off the spacious kitchen and reception there is a roof terrace in excess of 600 square feet with views over Lewis Cubitt Park and Coal Drops Yard.

The property is offered with a generous storage unit and parking is available by separate negotiation.

Residents of Luma also benefit from concierge services and residents' lounge.

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.
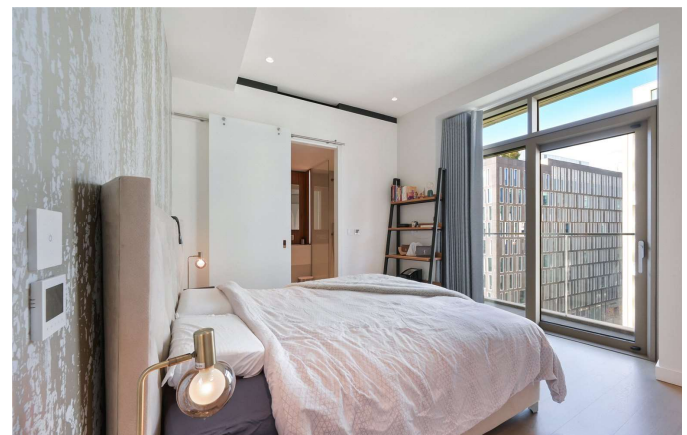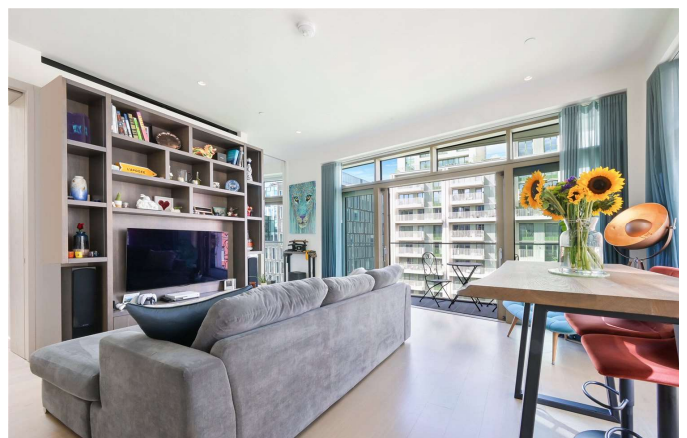
FEATURES

Three Bedrooms

One Reception Room

Two Bathrooms

Private Parking

Balcony

Concierge/ Porter

Roof Terrace

Lift

LOCATION

KINGS CROSS SALES

Unit 4,6 Pancras Square, N1C 4AG

020 7467 2020

sales.kingscross@bhhslondon.com

FLOORPLAN

LUMA HOUSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: **1103 SQ FT - 102.51 SQ M**

N

BALCONY

LIVING ROOM/
KITCHEN
20'4" x 17'9"
6.20 x 5.42M

BEDROOM
13'3" x 7'5"
4.05 x 2.25M

BEDROOM
14'11" x 12'3"
4.55 x 3.73M

BALCONY

BEDROOM
12'2" x 10'10"
3.70 x 3.30M

TERRACE
31'6" x 26'4"
9.60 x 8.03M
(APPROXIMATE)

EIGHTH FLOOR (TERRACE)

SEVENTH FLOOR

FOR ILLUSTRATION PURPOSES ONLY

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