



One Bedroom with Balcony

YORK WAY

KING'S CROSS, N7

Asking Price
£475,000

**BERKSHIRE
HATHAWAY**
HOMESERVICES

LONDON

PROPERTY DETAILS

Guide Price £475,000	Square Footage 449
Council Tax Band C	EPC B
Ground Rent £300 pa	Service Charge £3000 pa
Tenure Leasehold	

A bright and one bedroom apartment with balcony in a modern and secure private block. Finished to a high standard and convenient for transport, this spacious property is an excellent first-time buy or investment.

City of London Point is located on York Way and is convenient to Coal Drops Yard with its bars, restaurants, and boutiques and King's Cross St. Pancras Station, which offers transport links to local, national and international destinations.

Also nearby are the transport links, shops and cafes of Camden Town as well as Caledonian Road Underground station (Piccadilly line).

FEATURES

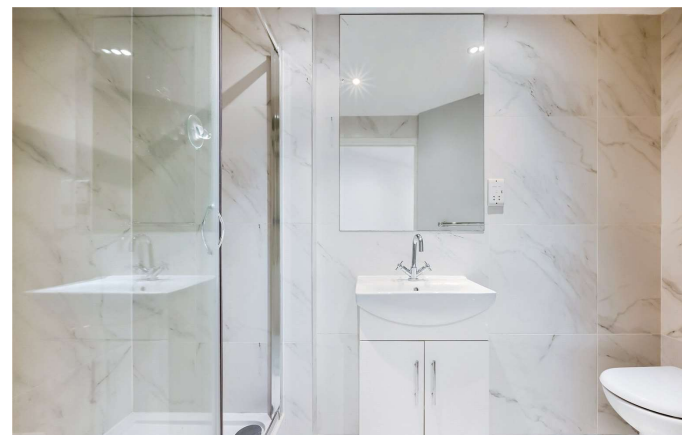
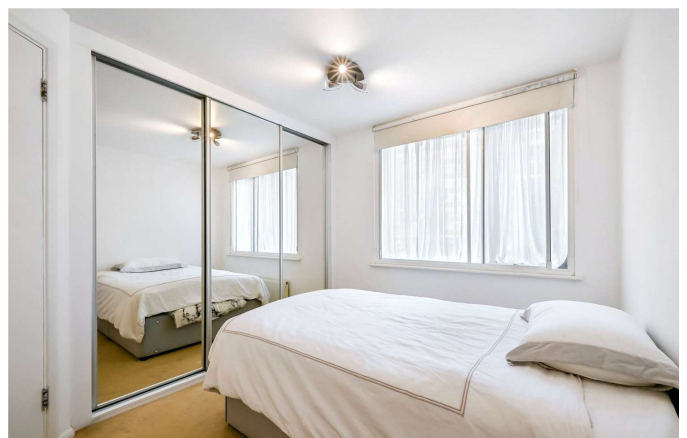
- One Bedroom
- One Reception Room
- One Bathroom
- Balcony
- First Floor
- Secure Private Block
- Convenient for Transport
- Spacious

LOCATION



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

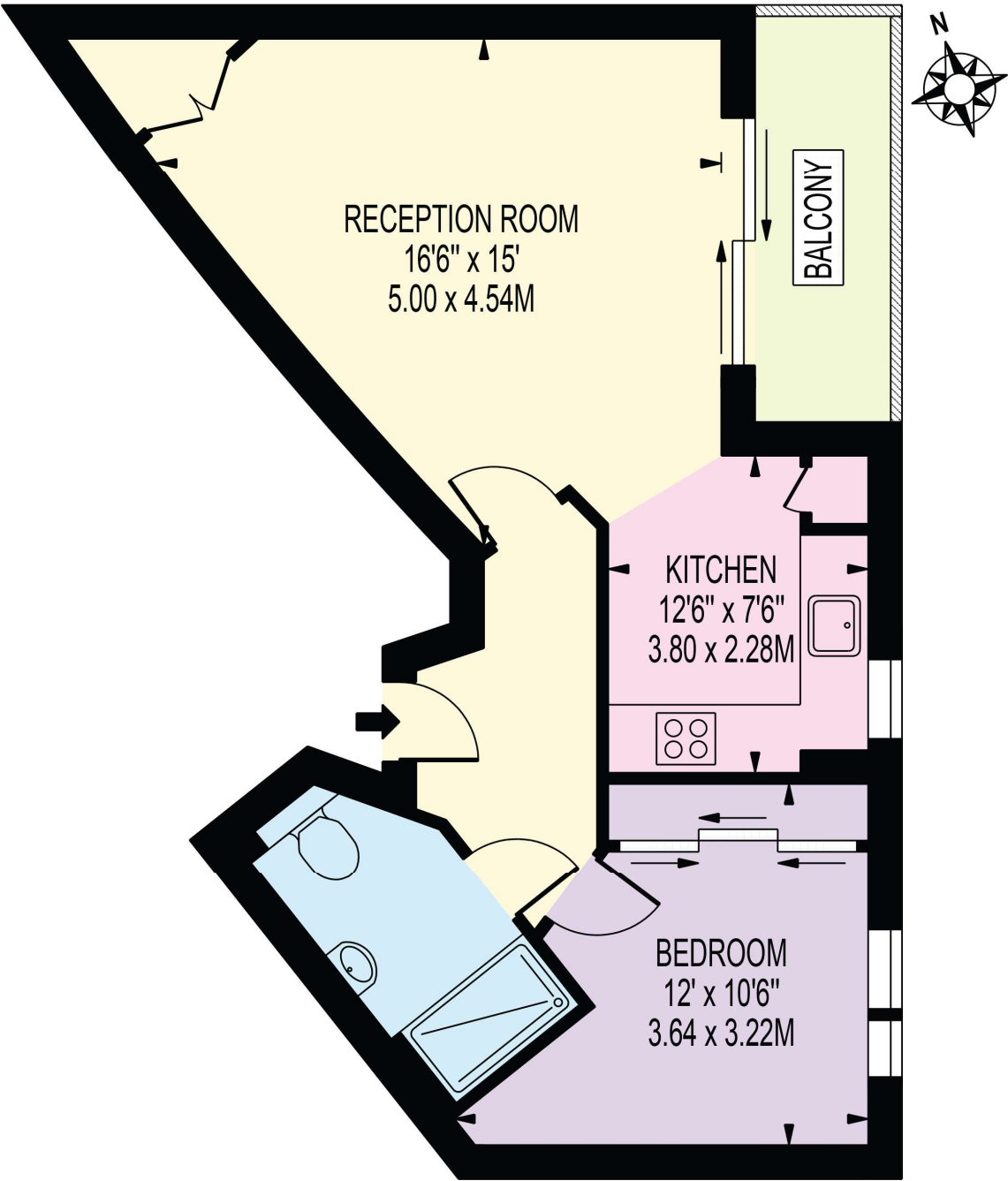
020 7467 2020
sales.kingscross@bhhs-london.com



FLOORPLAN

CITY OF LONDON POINT

APPROXIMATE GROSS INTERNAL FLOOR AREA: 449 SQ FT - 41.75 SQ M



FIRST 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.