



CHARMING SCHOOL CONVERSION WITH BALCONY IN  
PRIME KING'S CROSS

# YORK WAY

N1

Asking Price  
£550,000

**BERKSHIRE  
HATHAWAY**  
HOMESERVICES

LONDON

# PROPERTY DETAILS

## Guide Price

£550,000

## Square Footage

604

## Council Tax Band

E

## EPC

E

## Ground Rent

£350 pa

## Service Charge

£3,215.56 pa

## Tenure

Leasehold

A bright and spacious one bedroom with balcony in a charming school conversion in the heart of the King's Cross Regeneration Area.

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

One Bedroom

One Reception Room

One Bathroom

Lift

Wood Flooring

Bright and Spacious

Balcony

## LOCATION

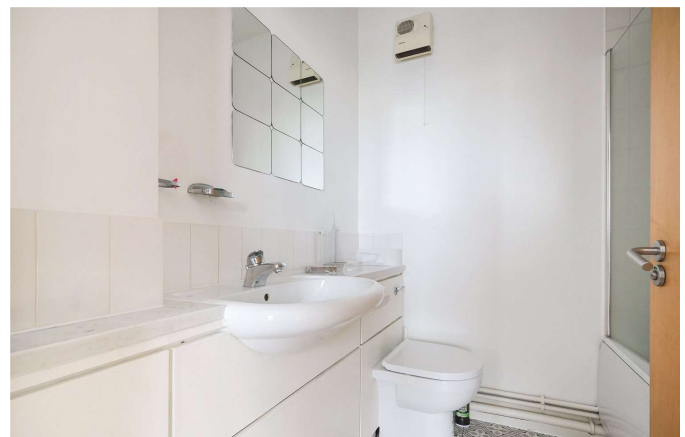


## KINGS CROSS SALES

Unit 4,6 Pancras Square, N1C 4AG

020 7467 2020

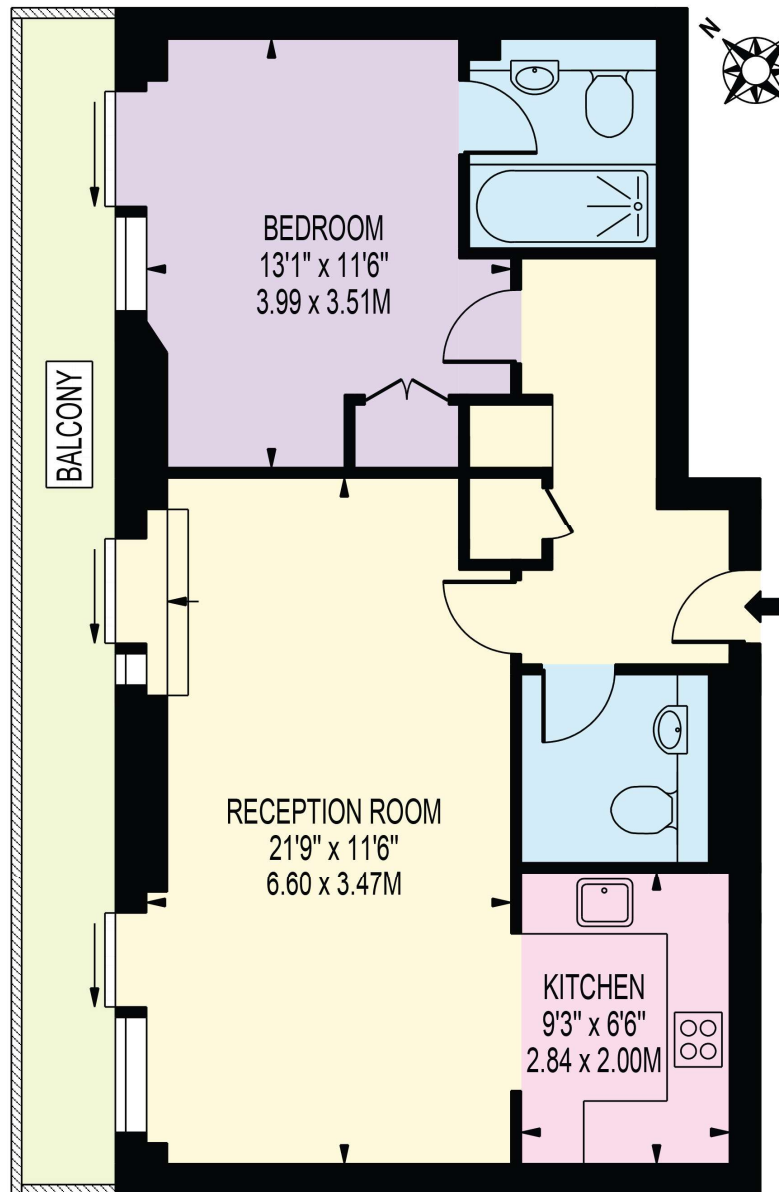
sales.kingscross@bhhs-london.com



# FLOORPLAN

## THE OLD SCHOOL

APPROXIMATE GROSS INTERNAL FLOOR AREA: 604 SQ FT - 56.10 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.