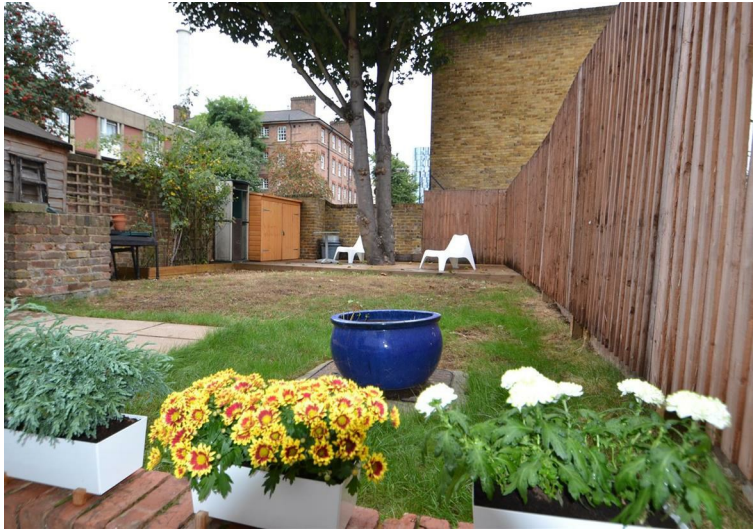




Kings Cross - Large Garden Flat £403 Per Week Furnished



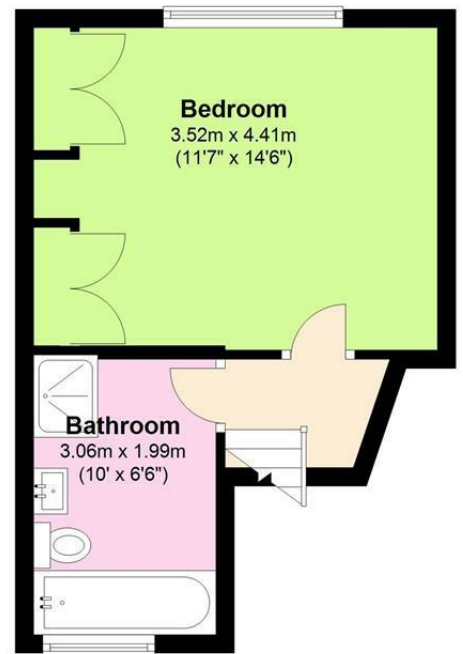
Basement

Approx. 26.5 sq. metres (285.6 sq. feet)



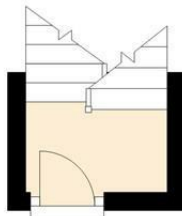
First Floor

Approx. 24.0 sq. metres (258.5 sq. feet)



Ground Floor

Approx. 1.7 sq. metres (18.4 sq. feet)



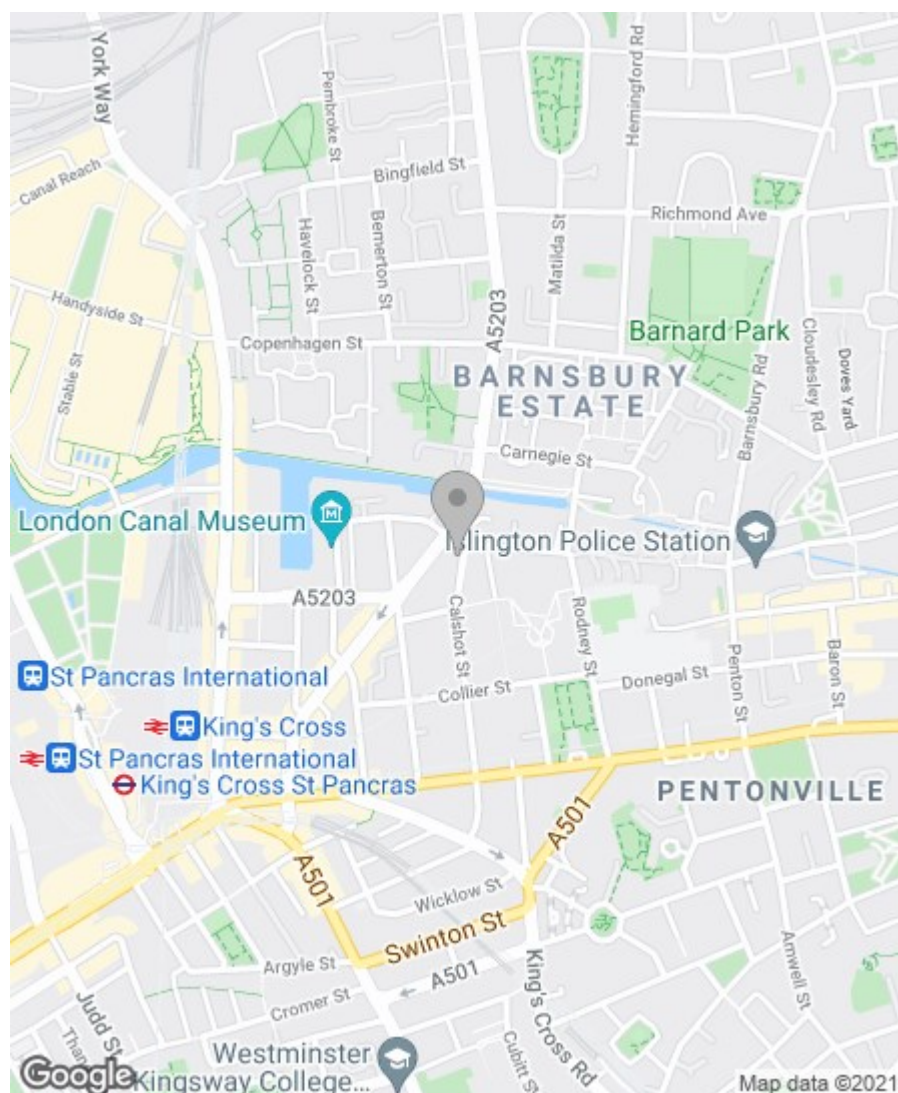
Total area: approx. 52.3 sq. metres (562.5 sq. feet)

Property Overview

Location	Kings Cross, N1
Price	£403 Per Week
Bedrooms	1
Bathrooms	1
Receptions	1
Council	
Tax Band	D
Furnishing	Furnished

Key Features

- Lovely Garden Flat
- Stunning Modern Kitchen with Stone Countertop
- Wide Plank Oak Wood Floor
- Large Bedroom
- Ample Storage
- Access To A large Communal Garden
- Huge Contemporary Bathroom
- Separate Shower And A Private Patio
- Available from 25th of October
- Offered Furnished



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	66	79

England & Wales

EU Directive
2002/91/EC



Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	66	83

England & Wales

EU Directive
2002/91/EC



IMPORTANT NOTICE: All of the information is intended only as a guide to a prospective purchaser and does not constitute any part of an offer or contract. Any measurements or distances referred to herein are approximate only. Any information contained herein (whether in the text, plans or photographs) is given in good faith and cannot be relied upon as being a statement or representation of fact. Should you proceed with the purchase of the property, your solicitor must verify these details. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. In accordance with current legislation we would advise you that the measurements on these particulars are imperial. The formula for conversion to metric is as follows:- 1' (one foot) = 30.4cm (centimetres), 1m (one metre) = 3'29 (feet).

