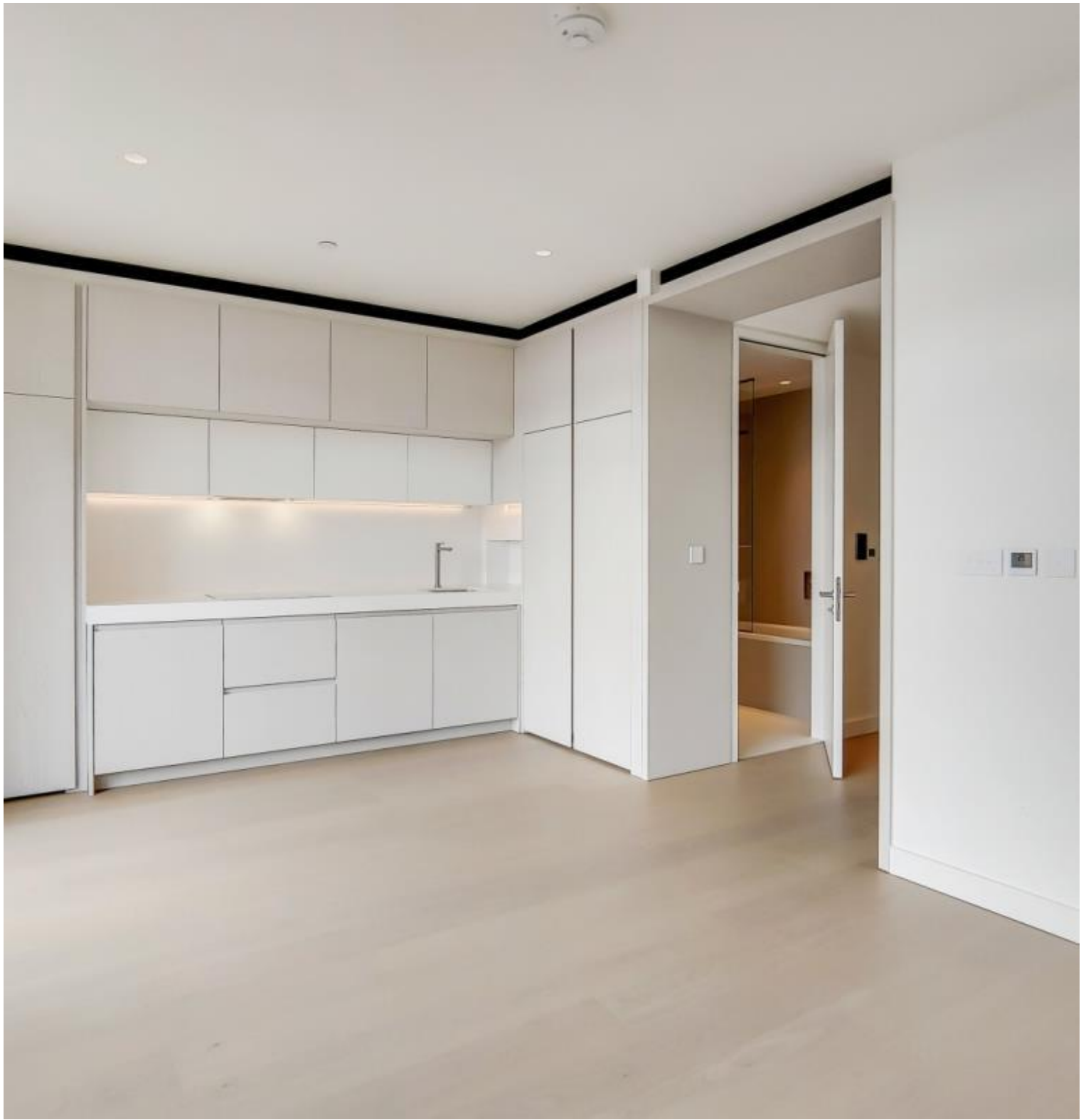


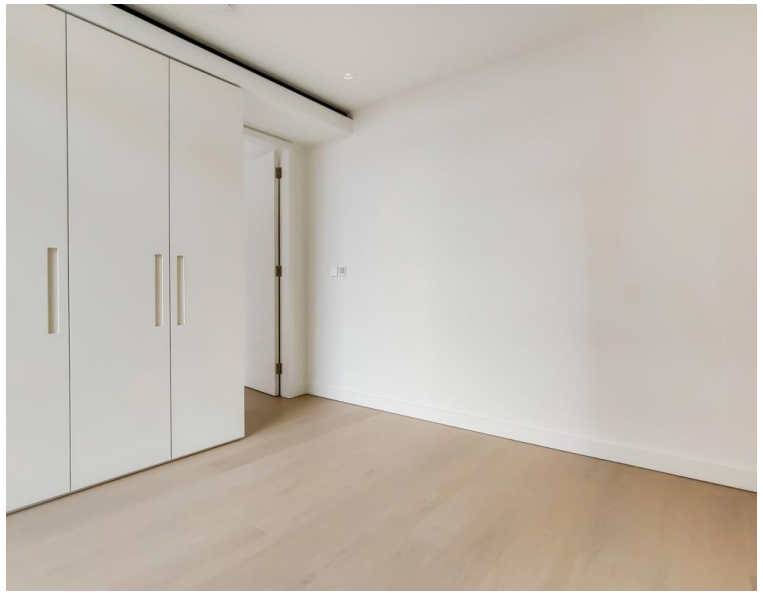
## Lewis Cubitt Walk, London N1C

Guide price £750,000 Leasehold









## Description

This apartment is filled with natural light coming through full height windows. This property consists of a spacious living and dining area which opens onto an elegant Juliette balcony with views onto Jelicoe Gardens, 1 bedroom with fitted wardrobes, 1 bathroom and additional storage.

Located just moments from the domestic and international travel hub of King's Cross and St Pancras Stations, Central Saint Martins, a new Everyman Cinema and vibrant Granary Square, residents will be able to enjoy all of the benefits living in King's Cross affords.

King's Cross offers a variety of things to see and do. Acres of beautiful and manicured open space include landscaped parks and gardens, tranquil canal side paths and fountain-filled squares. These are enlivened by an intriguing and varied schedule of entertainment featuring popular events like Lumiere Light Festival, Classic Car Boot, Wimbledon Tennis Screenings and Cubitt Sessions, the free electrifying music programme at Lewis Cubitt Square.

- 1 Bedroom
- 1 Bathroom
- Juliette Balcony
- Fully Integrated Kitchen
- 1 minute walk to Kings Cross Station
- Approx 451.55 sq ft (41.95 sq m)
- Leasehold
- EPC:TBC

# Floorplan

451 sq ft | 42 sq m

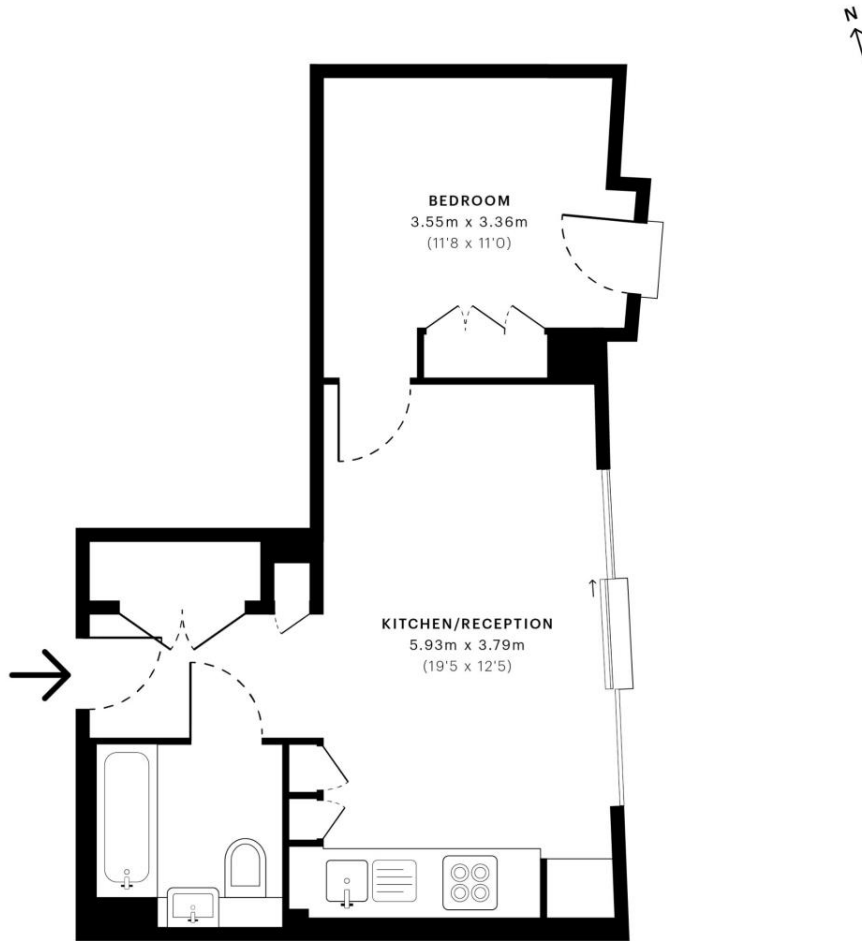


Lewis Cubitt Walk, N1C

CAPTURE DATE 25/03/2021 LASER SCAN POINTS 1,171,641

GROSS INTERNAL AREA

41.95 sqm / 451.55 sqft




— Fourth Floor

 GROSS INTERNAL AREA (GIA)  
The footprint of the property  
41.95 sqm / 451.55 sqft

 NET INTERNAL AREA (NIA)  
Excludes walls and external features  
Includes washrooms, restricted head height  
40.17 sqm / 432.39 sqft

 EXTERNAL STRUCTURAL FEATURES  
Balconies, terraces, verandas etc.  
0.00 sqm / 0.00 sqft

 RESTRICTED HEAD HEIGHT  
Limited use area under 1.5 m  
0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 41.95 sqm / 451.55 sqft  
IPMS 3C RESIDENTIAL 40.49 sqm / 435.83 sqft

spec id 605b2da31f0fc0dd112ca01

City  
25 Walbrook The Walbrook  
Building,  
London EC4N 8AF  
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