

Cynthia Street, London N1

Guide price £850,000 Freehold





Description

A luxury 1 bedroom apartment located in the sought after Kings Cross area, N1C.

Situated on the 5th floor, this luxury 1 bedroom apartment offers approximately 782 sq. ft of living space. The property comprises an open plan living room with fully fitted kitchen, spacious bedroom with fitted wardrobes, large east facing balcony, wood flooring throughout, contemporary bathroom and excellent storage.

This luxury development has a high specification to include on site gymnasium, swimming pool, cinema room and 24 hour concierge. Kings Cross Quarter is well situated for both Kings Cross (0.5 miles) and Angel (0.4 miles) in Zone 1.

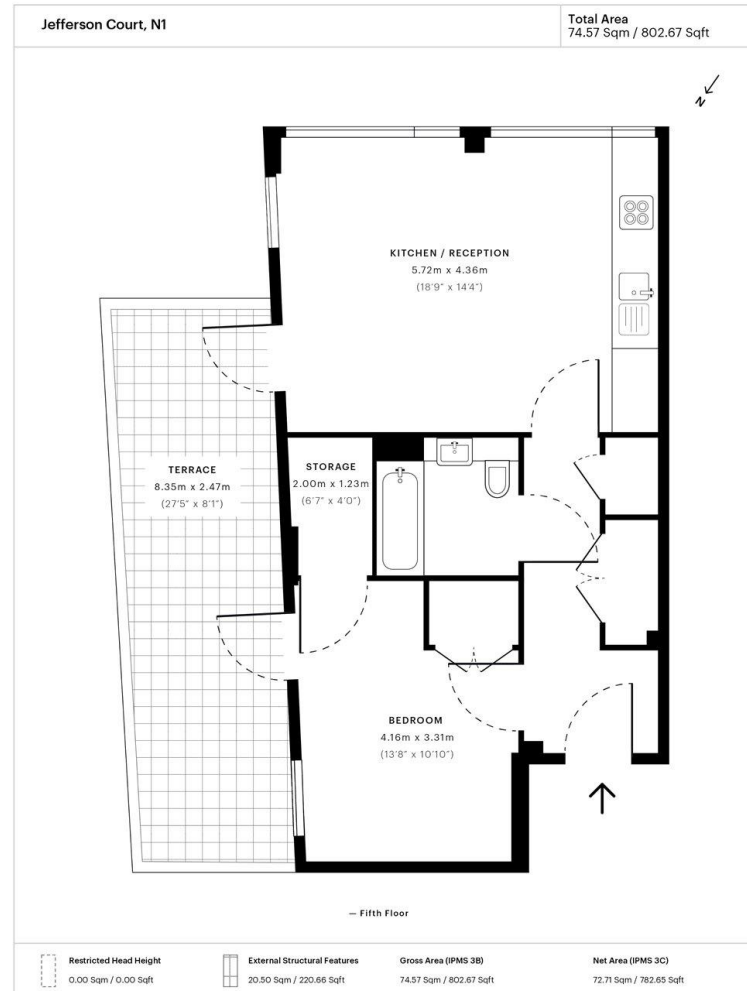
We understand that cooling / heating is delivered via a communal system for which separate charges apply.

- 1 Bedroom
- 1 Bathroom
- Large east-facing balcony
- 24 hour concierge
- On-site leisure facilities
- 0.4 miles from Angel Station
- Approx. 782 sq ft (72.7 sq m)
- Leasehold
- EPC : B



Floorplan

782 sq ft | 73 sq m



Spec floor plan captured for JLL City Office on 09/11/2018 using 22,024,528 laser scan points, accurate to +/- 3cm. Produced in accordance with Royal Institution of Chartered Surveyors Property Measurement Standards, incorporating International Property Measurement Standard (IPMS). If you intend to rely on any measurement in a transaction you should perform your own checks. Plot/Gardens illustrative only and excluded from all area calculations. SpecID: 5be4521cd45a61118b8807ad

Restricted Head Height = Limited use area under 1.5m. External Structural Features = Balconies, terraces or verandas or similar. IPMS 3B = gross internal area measured from the internal faces of external walls, including walls/obstructions and External Structural Features, excluding stairwell area above/below the ground floor. IPMS 3C = net area of IPMS 3B excluding internal walls/obstructions and stairwell area above/below the ground floor. Total Area = IPMS 3B gross area + stairwell area above/below ground floor of 0.00 Sqm / 0.00 Sqft.



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