

## Kings Cross Quarter, London N1

Price £850 per week - Furnished







## Description

A two bedroom apartment situated in the sought after Kings Cross area, N1C.

Situated on the 5th floor, this fully furnished 2 bedroom apartment boasts approximately 831 sq ft of living space. The apartment comprises 2 double bedrooms each with large fitted wardrobes, 2 contemporary bathrooms, large south facing balcony, fully fitted kitchen with Siemens appliances and wood flooring throughout.

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.

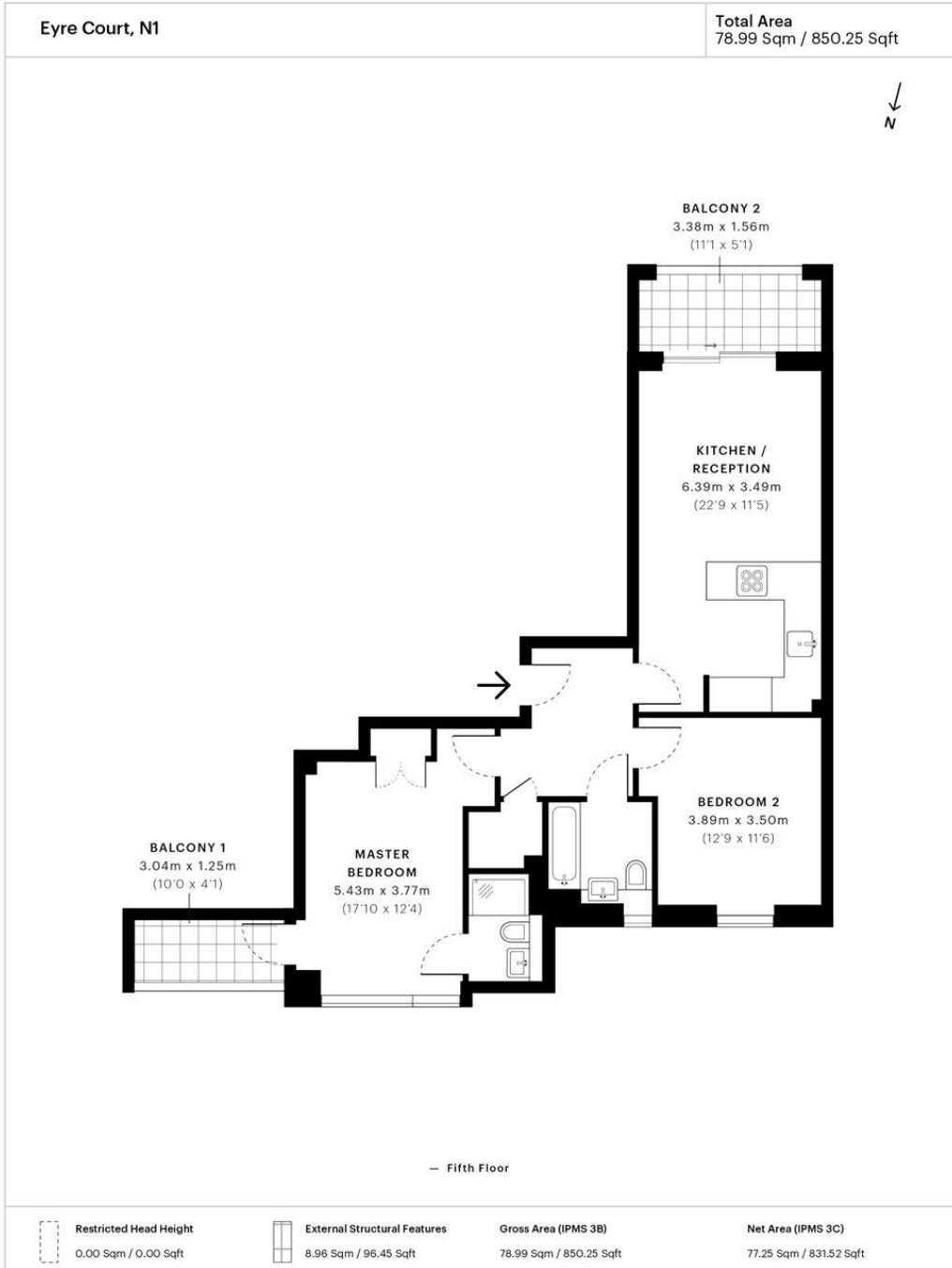
We understand that cooling / heating is delivered via a communal system for which separate charges apply.

As well as paying the rent, you may also be required to make some additional permitted payments. If your tenancy does not qualify as an AST, additional fees may apply. Please visit [jll.co.uk/fees](http://jll.co.uk/fees) for details of fees which may be payable when renting a property.

- 2 Bedrooms
- 2 Bathrooms
- 5th Floor
- Large balcony
- 24 hour concierge
- On-site leisure facilities
- 0.4 miles from Angel Station
- Approx. 831 sq ft (77.2 sq m)
- Furnished
- EPC: B

# Floorplan

831 sq ft | 77 sq m



Spec floor plan captured for JLL, City Office on 04/12/2018 using 26,299,921 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: 5c050280c717740a1479b6fd

**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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