



Pentonville Road, London N1

Price £935 per week - Furnished







Description

Set within the prestigious Kings Cross Quarter development, this beautifully presented apartment offers an exceptional rental opportunity in a prime central London location. The development is renowned for its high specification and superb residents' facilities, providing a secure and luxurious living environment moments from the vibrant hubs of Angel and Kings Cross.

The apartment itself is designed for modern living, offering a bright and spacious interior. The layout includes two generous double bedrooms and two contemporary bathrooms, providing comfort and privacy. A standout feature is the large, south-facing private balcony, which bathes the living space in natural light and offers a perfect setting for relaxation or entertaining. The property is offered on a furnished basis, ready for immediate enjoyment.

Residents of Kings Cross Quarter benefit from an incredible array of on-site amenities that truly elevate the living experience. These include a state-of-the-art gymnasium, a tranquil swimming pool, and a private cinema room for exclusive use. The convenience of a 24-hour concierge service adds an extra layer of security and assistance for a seamless and comfortable lifestyle.

The property's location is unparalleled, positioned perfectly between the distinct neighbourhoods of Angel and Kings Cross. This offers easy access to a fantastic range of boutiques, cafes, restaurants, and cultural venues, as well as the regenerated public spaces and shopping at Coal Drops Yard. Excellent transport links from both Angel (Northern line) and Kings Cross St. Pancras International stations provide swift connections across London and beyond, making this an ideal home for commuters and city explorers alike.

Council tax band: E. Rent is payable on a monthly basis and you may be required to pay more than a month's rent in advance, depending on your circumstances. You will be required to pay a 1 week holding deposit following a successful offer. Tenancies with annual rents up to £50,000 will require a 5 weeks' security deposit, while those exceeding this threshold will require a 6 weeks' deposit. Utility bills, council tax, telephone line and broadband are not included in the rent. 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](https://www.jll.co.uk/fees) for details of fees that may be payable when renting a property. To check broadband and mobile phone coverage please visit Ofcom here [ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker](https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker)

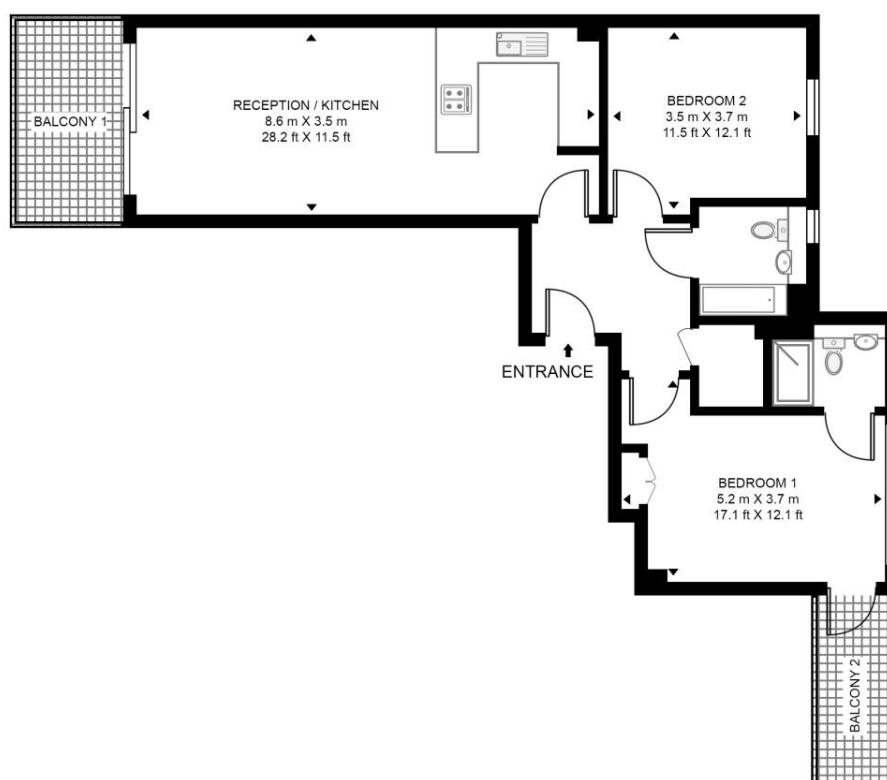
- Two double bedrooms
- Two modern bathrooms
- Large south-facing balcony
- Residents' gymnasium
- Residents' swimming pool
- Private cinema room
- 24-hour concierge
- Furnished
- Excellent transport links
- Close to Angel and Kings Cross

Floorplan

892 sq ft | 83 sq m

EYRE COURT, 146 PENTONVILLE ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA 907 SQ.FT (84.3 SQ.M)



THIRD FLOOR



This floor plan has been defined by the RICS Code of Measurement. This floor plan and all others are for approximate representative purposes only and upon usage is agreed to as such by the client.

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