



Flat 3 7 Hermes Street, London, N1 9JD

£775,000

- 10 minute Walk from both Angel and Kings Cross Station
- Modern Flat
- Quiet Road
- Flat Size : 774ft Squared - 71.9m Squared

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Step into this stunning two-bedroom flat, where style, comfort, and convenience come together seamlessly. Located in a building that is only three years old, the property benefits from modern construction and thoughtful design, ensuring a high standard of living.

Inside, the flat boasts an impressive open-plan living room and kitchen, bathed in natural light and finished to a high standard. The kitchen features high-spec appliances, generous counter space, and a contemporary design, making it perfect for both everyday use and entertaining. The spacious living area flows effortlessly into a private outdoor space – a rare and highly desirable feature, ideal for relaxation or hosting guests.

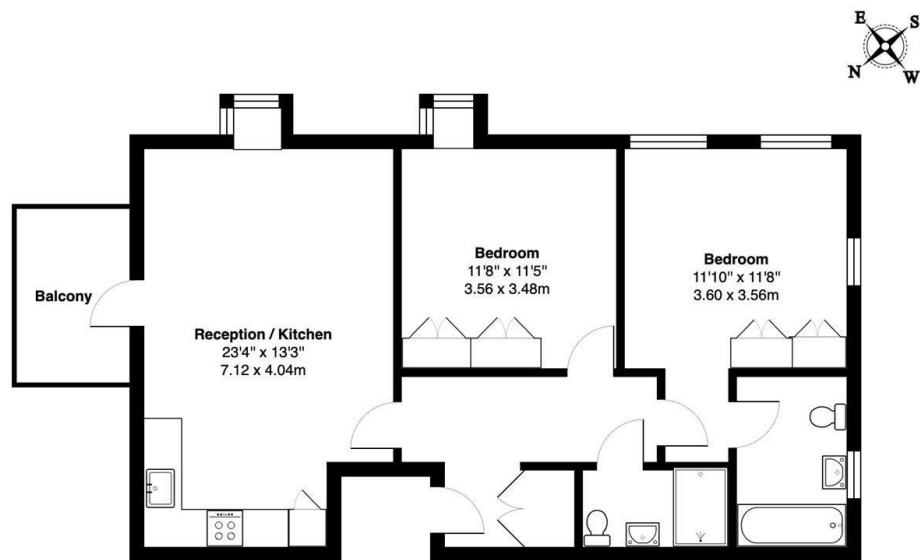
The flat includes two well-proportioned bedrooms, along with a modern and stylish bathroom fitted with quality fixtures and a sleek design that complements the rest of the property.

Located in one of London’s most vibrant areas, this property is perfectly positioned between Angel and King’s Cross stations, both just a 10-minute walk away. Residents will enjoy the convenience of having supermarkets, trendy restaurants, cafes, gyms, and a variety of leisure options right on their doorstep. Whether you’re commuting, dining out, or enjoying the local lifestyle, this location offers an unmatched combination of accessibility and amenities.



Council Tax Band:



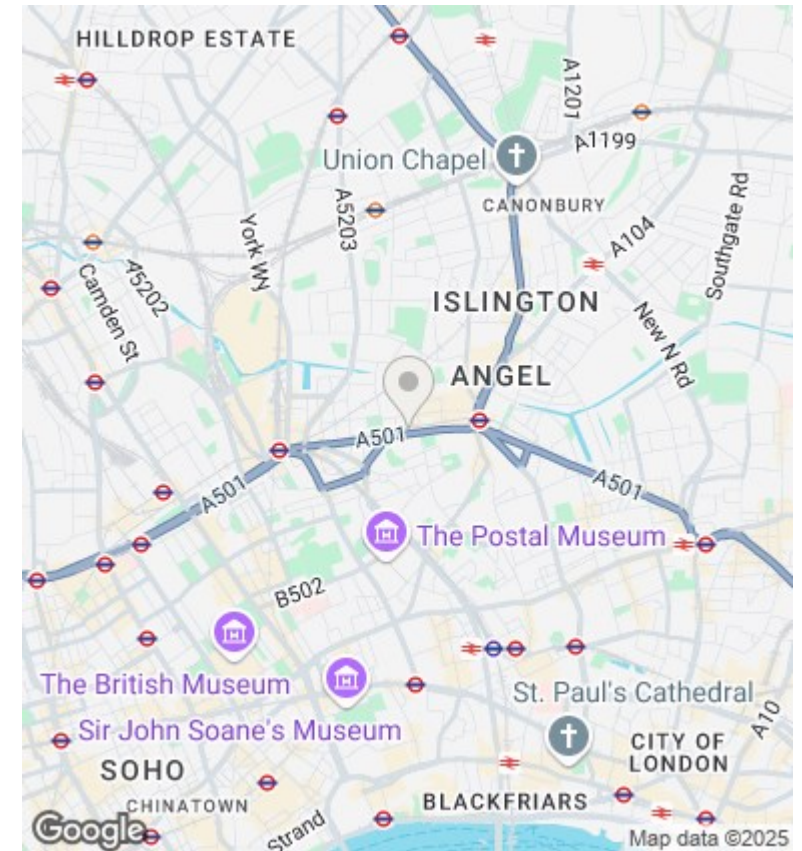


2nd Floor

Hermes Street, N1

Total Gross Area: 774 ft² ... 71.9 m² (excluding balcony)

All measurements are approximate and for identification guideline purposes only, not to scale.
Compliant with the RICS code of measuring practice



Directions

Viewings

Viewings by arrangement only. Call 02073593191 to make an appointment.

Council Tax Band

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	81
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	





