



**BATTERSEA & NINE ELMS
ESTATES**

Call our Sales Team on
+44 (0)207 720 6089



Gasholders Building, Kings Cross

Asking Price £1,200,000

Boasting contemporary design this two bedroom apartment is set within the unique and refurbished Grade II-listed cast-iron gasholder guide frames, located next to the Regent's Canal .

This incredible development offers a wealth of residents facilities which include, meeting rooms, gym, swimming pool and 24 hour concierge service.

Approximately 242 years remaining on lease
Ground rent amount: Ask agent
Ground rent review period: Ask agent
Service charge amount: approx. Ask agent
Service charge review period: N/A
Council tax band: F (Camden)

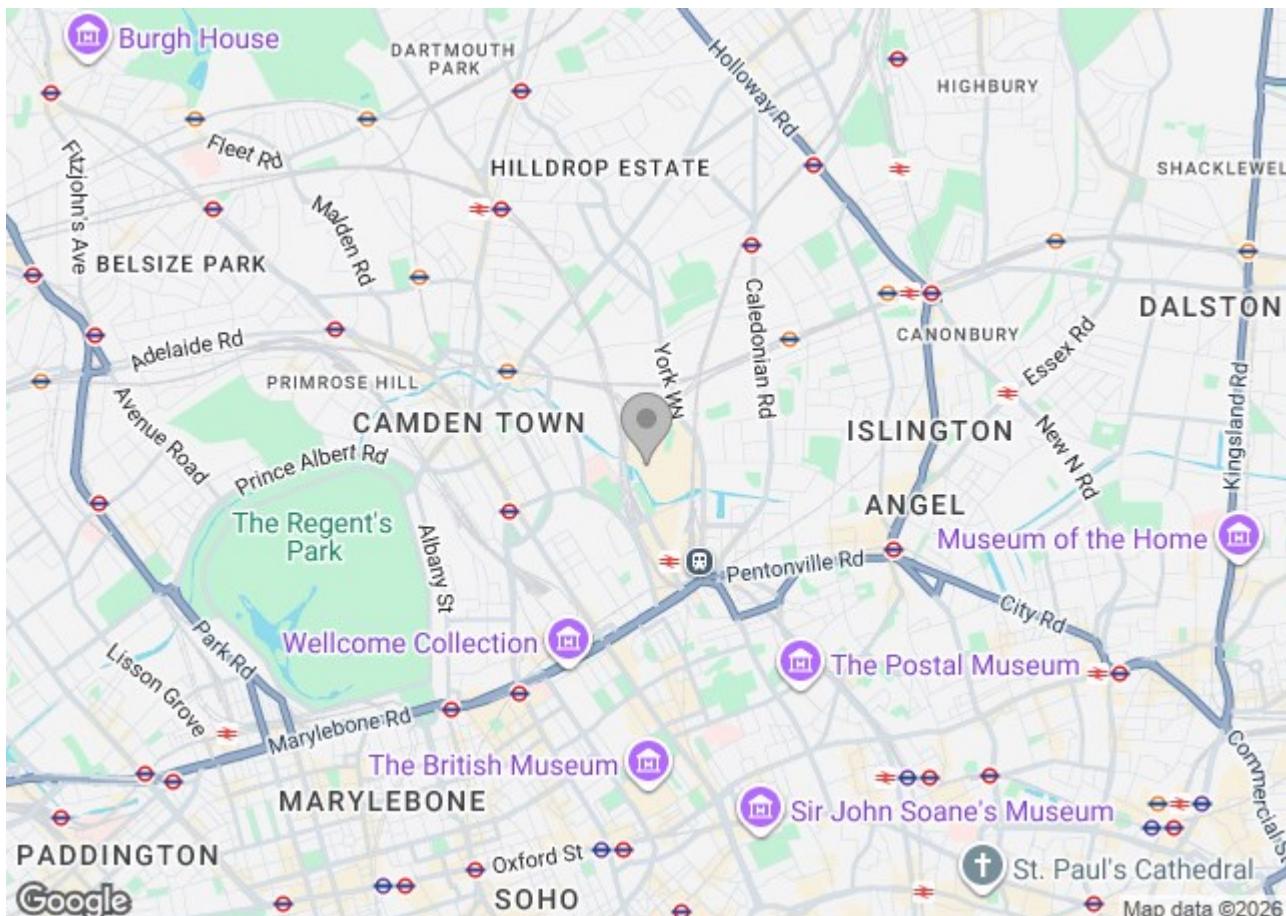
Electricity supply – Mains | Cold Water supply – Mains | Sewerage – Mains | Hot water, heating & comfort cooling – Communal | Internet: FTTP | No Parking available | Lift Access

To check broadband and mobile phone coverage please visit Ofcom.
To check planning permission please visit Camden Council Website, Planning & Building Control

1 Lewis Cubitt Square London

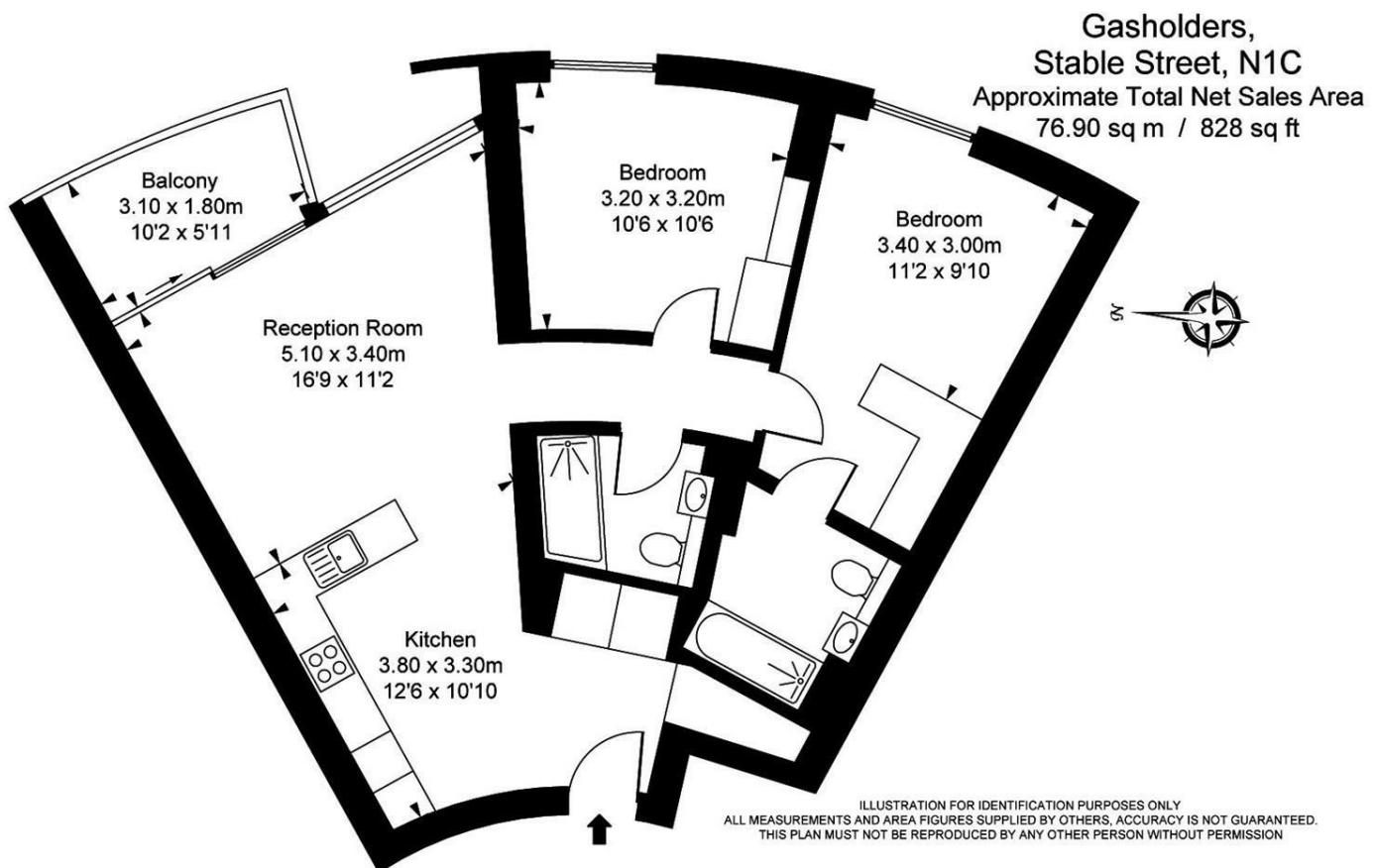


- Miele appliances
- Underfloor heating & comfort cooling
- Two double bedrooms
- Two bathrooms (one en-suite)
- 24 Hour concierge
- Excellent transport links





Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B	85	85
(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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A		
(81-91) B	93	93
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	