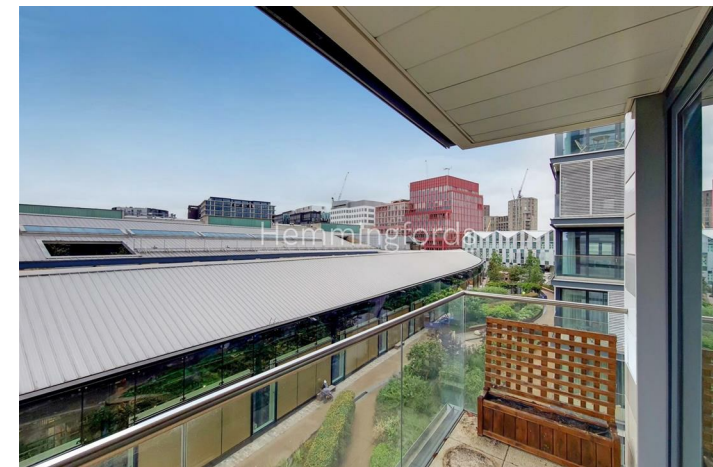




ARTHOUSE, KINGS CROSS, N1C

LONDON, N1C 4AS

£1,200,000
LEASEHOLD

Hemmingfords are delighted to offer this beautifully presented two double bedroom, two bathroom apartment in the Arthouse Building, King's Cross.

Arranged over the third floor, the property has a generous balcony, floor to ceiling windows and benefits from plenty of natural light throughout.

The apartment itself comes equipped with a stylish open plan kitchen/ reception area along with a fully integrated kitchen and ample storage.

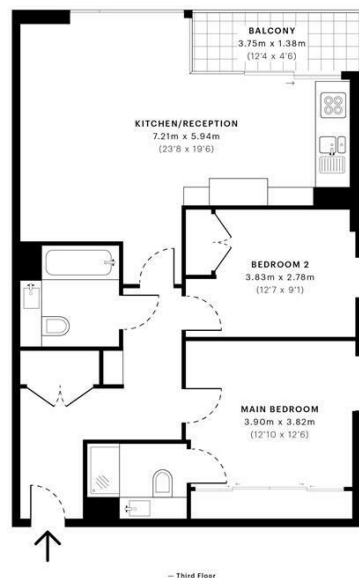
Two good sized double bedrooms make up the rest of the apartment along with a large family bathroom and en-suite in the principal bedroom.

Arthouse is conveniently located opposite a large Waitrose supermarket. Also close by is the internationally renowned arts college Central St. Martins which overlooks the canal and the picturesque Granary Square fountains.

Hemmingfords

Arthouse, NIC
CAPTURE DATE: 09/09/2021 LASER SCAN POINTS: 2,275,688

GROSS INTERNAL AREA
75.83 sqm / 816.23 sqft



GROSS INTERNAL AREA (GIA)
The footprint of the property
75.83 sqm / 816.23 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes mezzanines, restricted head heights
71.72 sqm / 771.99 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
3.14 sqm / 33.83 sqft

RESTRICTED HEAD HEIGHT
Controlled use area under 1.5m
0.00 sqm / 0.00 sqft

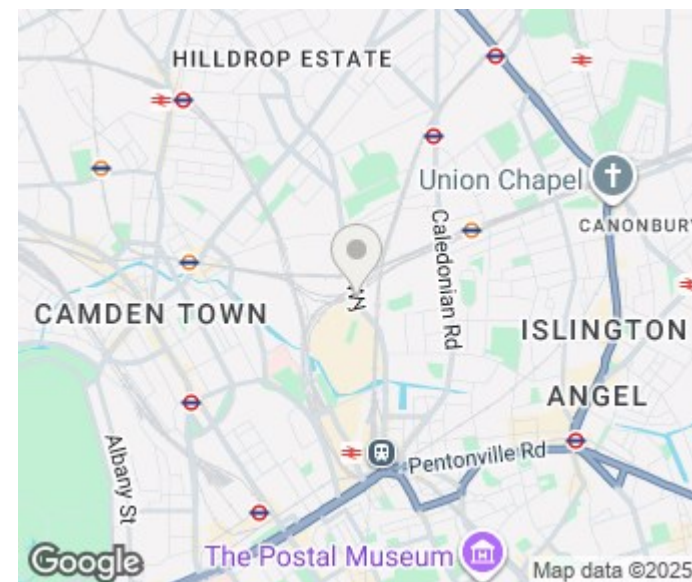


Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPWS 30 RESIDENTIAL: 70.96 sqm / 765.69 sqft

IPWS 30 RESIDENTIAL: 76.67 sqm / 827.42 sqft

SPCS ref: 613953a27c4af50d5b4843f4



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	83	83
(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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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