

ARTHOUSE, KINGS CROSS, N1C 2 BED APARTMENT

**£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.

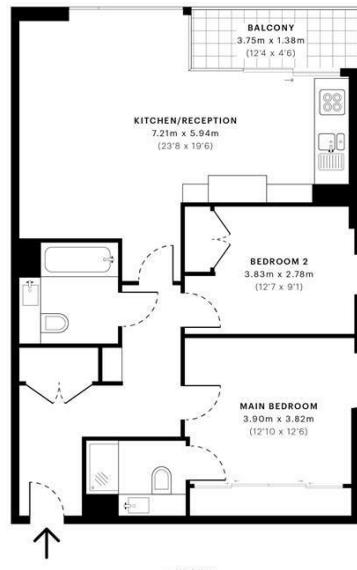
Hemmingfords

Arthouse, N1C

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

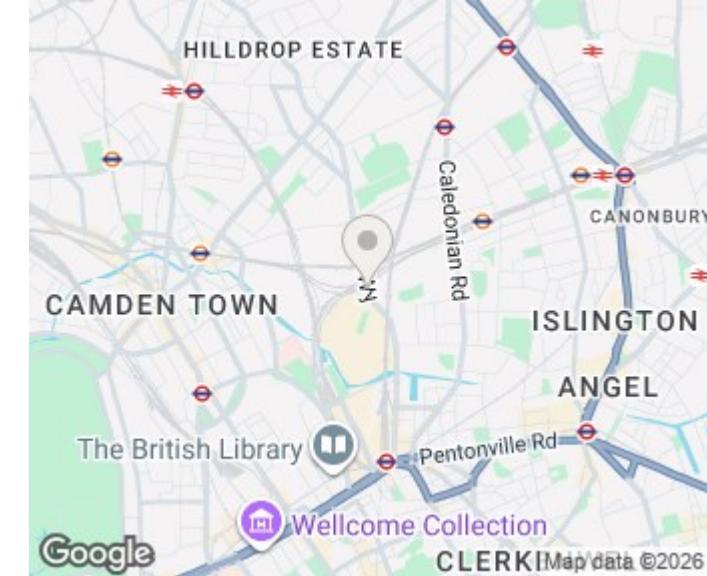
GROSS INTERNAL AREA

75.83 sqm / 816.23 sqft

GROSS INTERNAL AREA (GIA)
The floor area of the property
75.83 sqm / 816.23 sqftNET INTERNAL AREA (NIA)
The floor area of the property available
for occupation and includes walls, windows, restricted head height
71.20 sqm / 771.99 sqftEXTERNAL STRUCTURAL FEATURES
The floor area of the property available
for occupation and includes walls, windows, restricted head height
5.14 sqm / 55.33 sqftREFLECTED HEAD HEIGHT
The floor area of the property available
for occupation and includes walls, windows, restricted head height 1.81
0.00 sqm / 0.00 sqft

Spec' Verified floor plans are produced in accordance with
Royal Institution of Chartered Surveyors' Property Measurement Standards.
Plans are produced for the purpose of the valuation and 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 scans.

IPMS 3E RESIDENTIAL - 75.83 sqm / 816.23 sqft
IPMS 3C RESIDENTIAL - 71.20 sqm / 771.99 sqft
SPEC ID: 01329052c21c4af0f0db5d93f4



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

Hemmingfords Sales
34 Upper Street
London
N1 0PN

02038907470
info@hemmingfords.co.uk
www.hemmingfords.co.uk

Hemmingfords