



## 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.

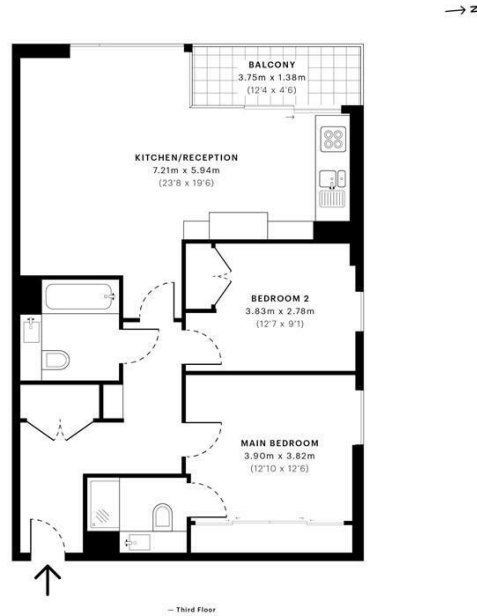
Two good sized double bedrooms make up the rest of the apartment along with a large family bathroom and en-suite in the principal bedroom.

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, 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 swimming pools, covered terraces  
71.72 sqm / 771.99 sqft

**EXTERNAL STRUCTURAL FEATURES**  
Balconies, terraces, verandas, etc.  
3.14 sqm / 33.93 sqft

**RESTRICTED HEAD HEIGHT**  
Limited use area under 1.9m  
0.00 sqm / 0.00 sqft

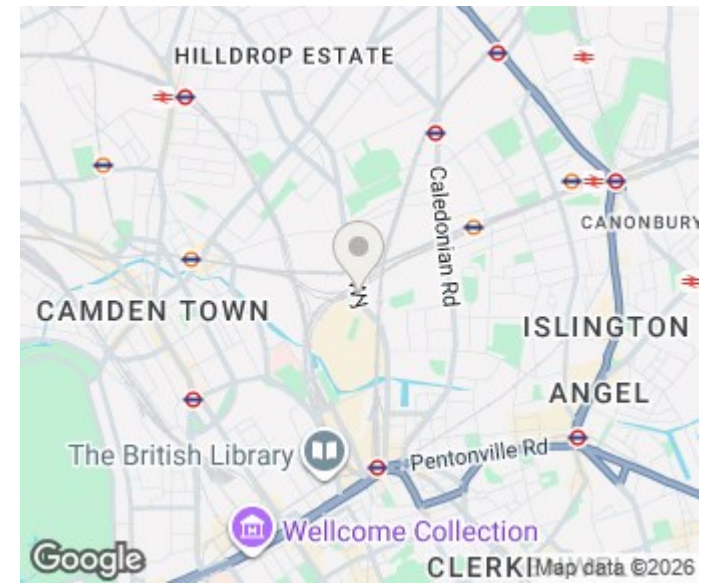
**spec Verified**

**RICS**  
Certified Property Measurement

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.

**IPMS 3 RESIDENTIAL** 70.96 sqm / 765.69 sqft  
**IPMS 3C RESIDENTIAL** 75.67 sqm / 823.42 sqft

SPC-ID: 61395a27c4f505b64843f4



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>83</b>	<b>83</b>
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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**