



## A4-2 ARTHOUSE 1 YORK WAY LONDON, N1C 4AS

£685

Stunning one bedroom flat set on the fourth floor of the highly sought after Arthouse building in the heart of Kings Cross. This furnished apartment includes an inviting living space, fitted kitchen with integrated appliances, wood flooring, floor-to-ceiling windows, fitted bedroom storage, modern tiled bathroom and a private balcony.

Arthouse is superbly located in the heart of the Kings Cross regeneration area, on the banks of the Regents Canal and less than 500m away from Kings Cross St Pancras. The area is home to a wide range of restaurants, bars, galleries, concert halls and museums

**Hemmingfords**

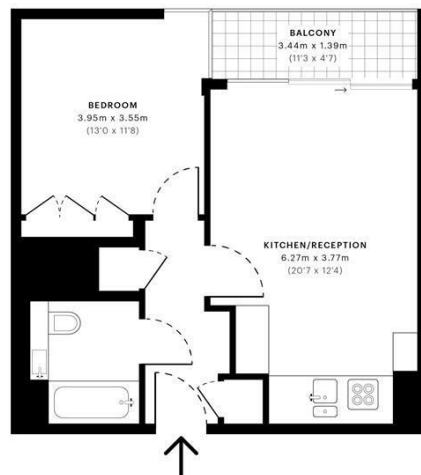
# Arthouse, NIC

CAPTURE DATE: 29/07/2021 LASER SCAN POINTS: 1342,658

GROSS INTERNAL AREA

47.00 sqm / 505.90 sqft

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GROSS INTERNAL AREA (GIA)  
The footprint of the property  
47.00 sqm / 505.90 sqft

NET INTERNAL AREA (NIA)  
Excludes walls and external features  
Includes swimming pools, covered terraces  
44.55 sqm / 479.53 sqft

EXTERNAL STRUCTURAL FEATURES  
Balconies, terraces, verandas etc.  
4.76 sqm / 51.45 sqft

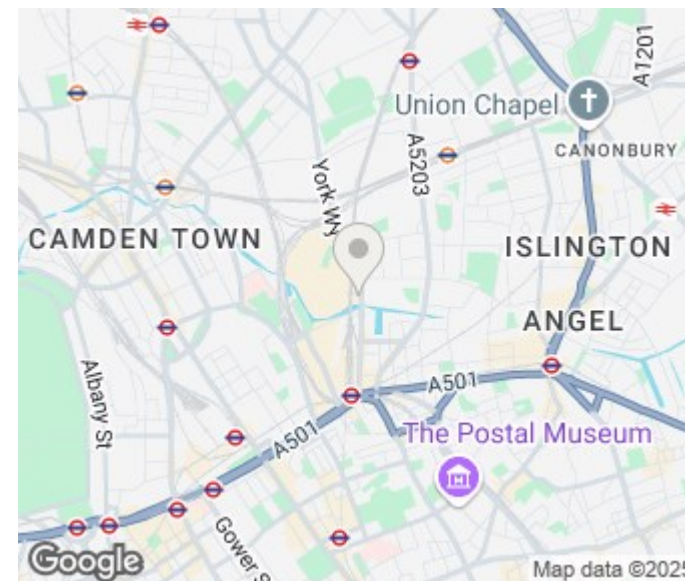
RESTRICTED HEAD HEIGHT  
Controlled use area under 1.5m  
0.00 sqm / 0.00 sqft



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 RESIDENTIAL: 51.28 sqm / 553.05 sqft  
IPWS NON-RESIDENTIAL: 49.57 sqm / 533.57 sqft

SPRS ref: 61001916/160281546/9723365



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	

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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