



## 32 KINROSS HOUSE

LONDON, N1 0AA

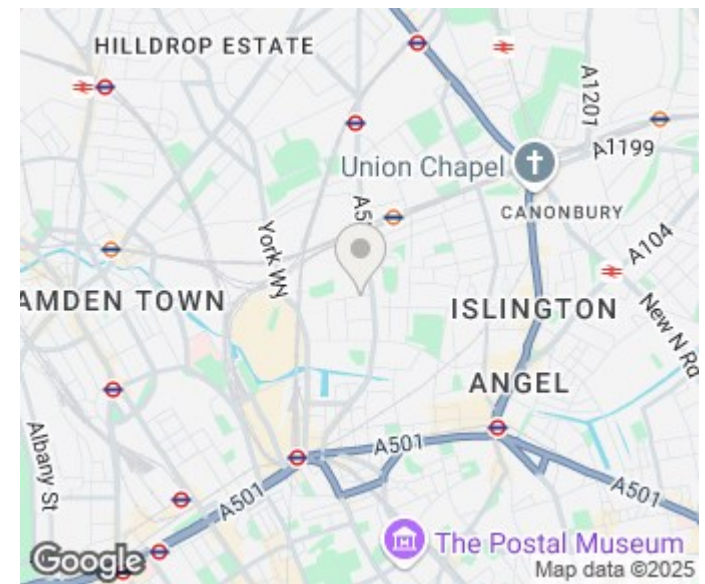
£4,400 PCM

Hemmingfords are pleased to present this four double bedroom split level apartment ideally located in Islington, moments to Kings Cross and Granary Square. Boasting 835Sq Ft of space, this lovely home consists of four spacious double bedrooms, reception room which leads out to a private balcony, a separate kitchen diner and a 3 piece bathroom suite and W.C and a balcony. This apartment also enjoys a secure entry phone system, double glazing.

Kings Cross Station and all the new restaurants and bars are on your doorstep and Upper Street is also easily accessible. There are fantastic tubes, train, and Euro Star links from Kings Cross as well as bus links to the City.

Available 31st July 2025 on a furnished basis.

**Hemmingfords**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	74
(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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