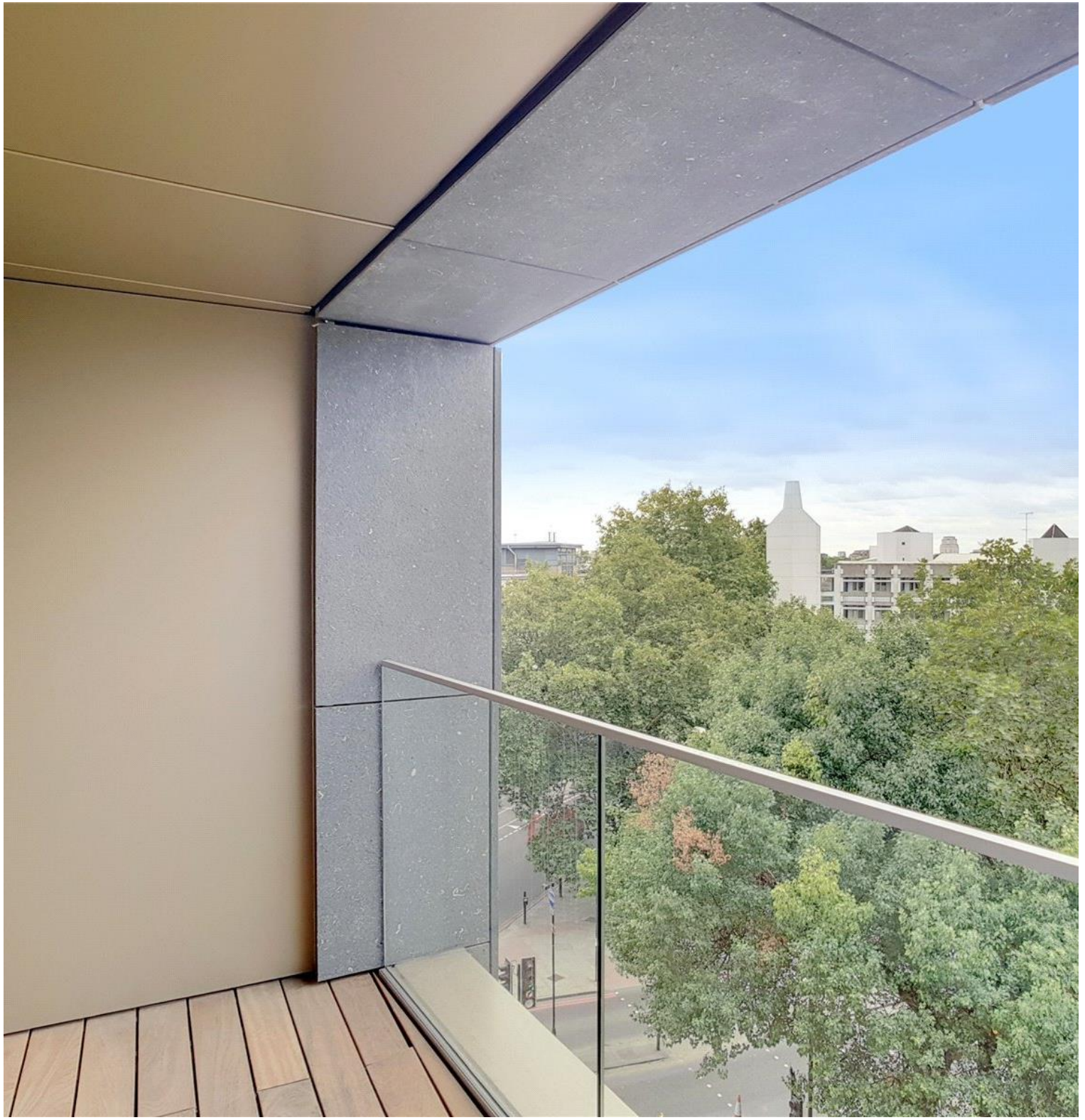


Rodney Street, London N1

Price £650 per week - Furnished







Description

A stunning studio / 1 bedroom apartment located in the vibrant Kings Cross area, N1C.

Situated on the 5th floor, this luxury studio / 1 bedroom apartment is offered fully furnished. The property comprises an open plan living room with fully fitted kitchen, partitioned sleeping area with fitted wardrobes, large balcony with views over the adjacent park towards St Pancras, wood flooring throughout, contemporary shower room and excellent storage.

This luxury development has a high specification to include on site gymnasium, swimming pool, cinema room and 24 hour concierge. Kings Cross Quarter is well situated for both Kings Cross (0.5 miles) and Angel (0.4 miles) in Zone 1.

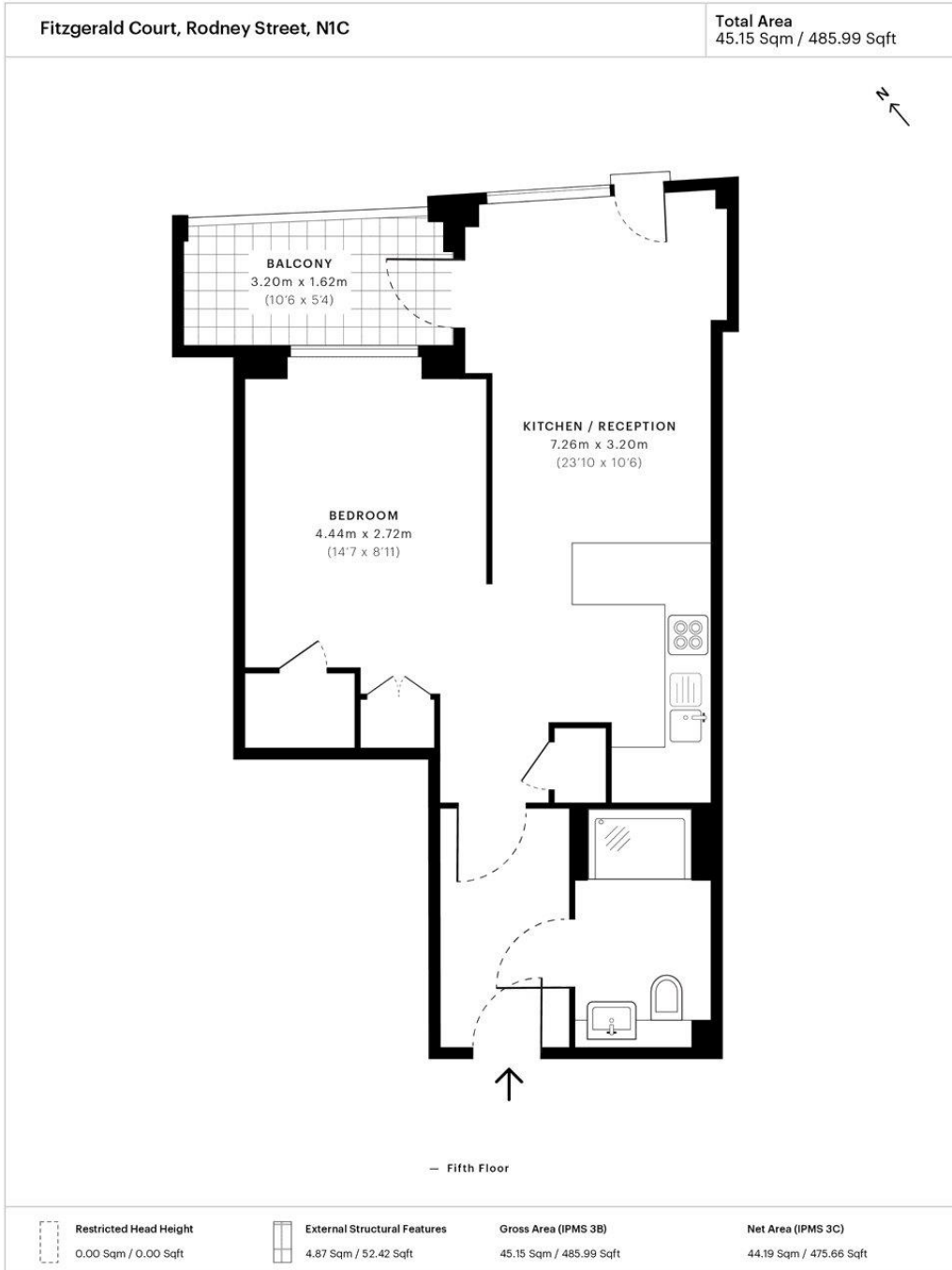
We understand that cooling / heating is delivered via a communal system for which separate charges apply.

Rent is payable on a monthly basis and you may be required to pay more than a month's rent in advance, depending on your circumstances. You will be required to pay a 1 week holding deposit following a successful offer. Utility bills, council tax, telephone line and broadband are not included in the rent. As well as paying the rent, you may also be required to make som

- Studio/ 1 Bedroom
- 1 Bathroom
- Large balcony
- Fully fitted kitchen
- On-site leisure facilities
- 0.5 miles away from Kings Cross Station
- Approx. 486 sq ft (45.2 sq m)
- Fully furnished
- EPC: B
- Council tax: Band D

Floorplan

486 sq ft | 45 sq m



Spec floor plan captured for JLL, City Office on 15/08/2018 using 116,498,822 laser scan points, accurate to +/- 3cm. Produced in accordance with Royal Institution of Chartered Surveyors Property Measurement Standards, incorporating International Property Measurement Standard (IPMS). If you intend to rely on any measurement in a transaction you should perform your own checks. Plot/Gardens illustrative only and excluded from all area calculations. SpecID: 5b7190fa0315570c610557aa

Restricted Head Height = Limited use area under 1.5m. **External Structural Features** = Balconies, terraces or verandas or similar. **IPMS 3B** = gross internal area measured from the internal faces of external walls, including walls/obstructions and External Structural Features, excluding stairwell area above/below the ground floor. **IPMS 3C** = net area of IPMS 3B excluding internal walls/obstructions and stairwell area above/below the ground floor. **Total Internal Area** = IPMS 3B gross area + stairwell area above/below ground floor of 0.00 Sqm / 0.00 Sqft.



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