



Plimsoll Building, Kings Cross, London, N1C

Asking Price £3,800,000



THE APARTMENT:

This interior designed three bedroom duplex penthouse situated in the Plimsoll Building, Kings Cross offers circa 1700 square feet of internal space and a magnificent 2000 square foot private roof terrace. The apartment boasts a spacious open plan reception and kitchen, opening up onto the beautifully designed private roof top terrace with water feature, lush greenery and cosy seating areas.

With high end furnishing and interior design by Burbeck Interiors, this exceptional apartment boasts luxury and aesthetic perfection.

PLIMSOLL BUILDING:

Discover the epitome of urban living at the core of dynamic King's Cross in central London with the exceptional canal and park side apartments of The Plimsoll Building.

Nestled amidst a cluster of towers, this architectural marvel is centred around a breath taking communal garden adorned with majestic trees, shrubs, and fragrant herbs.

Positioned adjacent to Gasholder Park, this thirteen-story building promises a world class residential experience.

THE AMENITIES:

Within The Plimsoll Building, residents are treated to a range of amenities, from a cutting-edge fitness suite to exclusive private dining spaces. The crown jewel is the rooftop winter garden, exploiting every view from this privileged position. A dedicated team ensures seamless concierge services from the reception area, while underground car parking and bicycle storage add to the convenience for residents.

THE LOCATION:

King's Cross beckons the sophisticated city-dweller, drawn to its vibrant and diverse atmosphere at the heart of central London. With unparalleled connectivity, it stands as the burgeoning creative hub of the city, home to a dynamic and thriving community. Vibrant Coal Drops Yard and Granary Square are also moments away.

- Duplex three bedroom Penthouse
- Beautifully interior designed & furnished
- Residents fitness suite
- Secure underground parking space
- Service Charge: GBP 17,823 per annum
- 2000 sq ft landscaped private terrace
- 24 hour concierge service
- Residents roof top winter garden
- Ground Rent: GBP 750 per annum
- Tenure: 240 years remaining



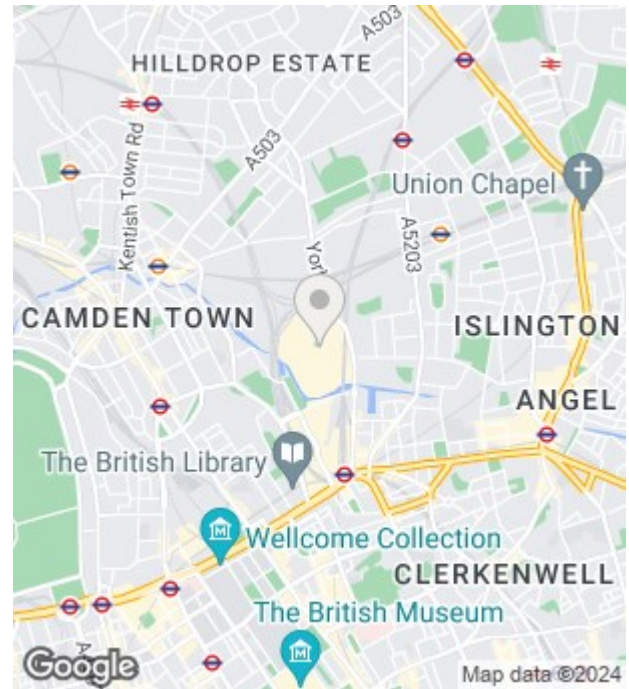


Plimsoll Building, N1

Approximate Area = 1711 sq ft / 159.0 sq m
 Including Limited Use Area (10 sq ft / 0.9 sq m)
 Approximate External Area = 2026 sq ft / 188.2 sq m



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1081468)



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B		83	83
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO2 emissions</i>			
England & Wales		EU Directive 2002/91/EC	

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