



764 York Way, London, N1 0AZ

£4,375



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Experience luxury living in this never-lived-in 2-bedroom apartment located within an exclusive, award-winning development. Enjoy the convenience of 24-hour concierge services and access to state-of-the-art amenities, including a 24-hour gym, multiple communal lounges, and secure parking. The fully furnished apartment offers contemporary comfort and style, perfect for discerning individuals seeking the epitome of urban sophistication.

Explore the vibrant cultural scene of King's Cross, where an eclectic mix of independent shops, top-notch restaurants, and lively bars awaits. Positioned at the crossroads of Camden and Islington, Author King's Cross enjoys an ideal location to immerse yourself in the dynamic energy of two of London's most exciting boroughs. With the Eurostar terminal just a brief stroll away, the entirety of Europe beckons – indulge in breakfast in London and savor lunch in Paris with ease!

**Description**



**Situation**

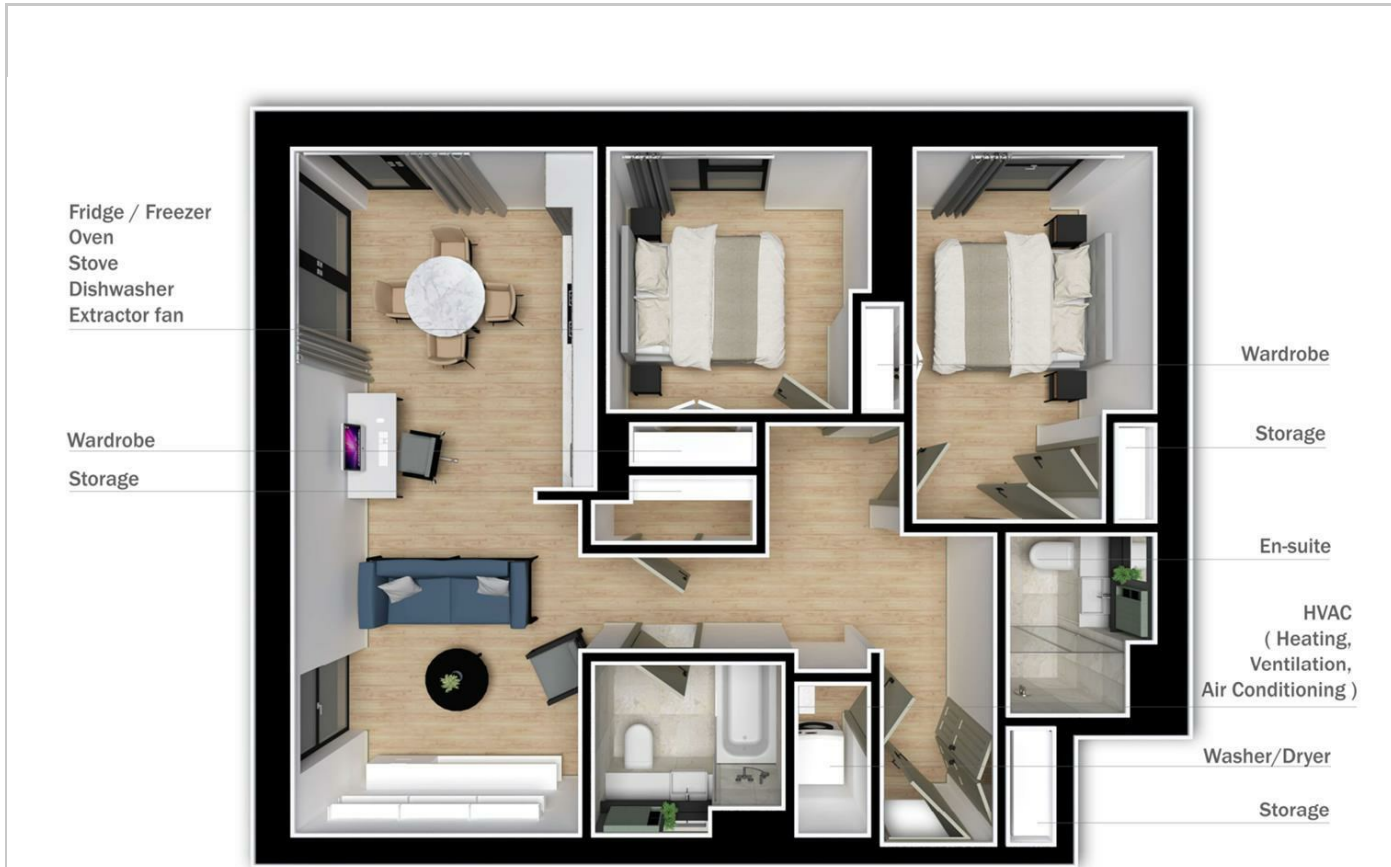


Furnished

Council Tax Band:

Available:

## Floor Plans



**King's Cross**  
- York Way

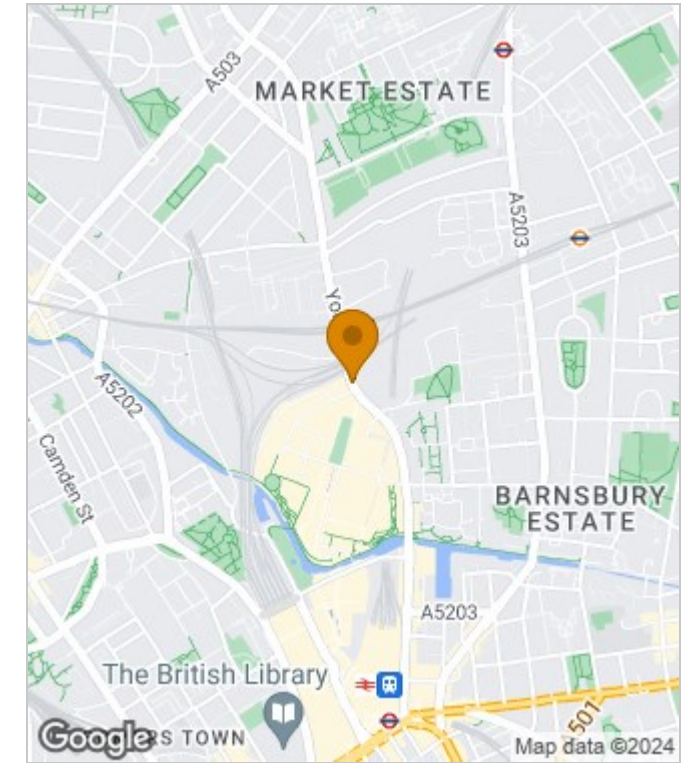
**Property Type** - Flat  
**Bedrooms** - x2  
**Bathrooms** - x2

**Approx. total area**  
 77.48 m<sup>2</sup>  
 834 ft<sup>2</sup>

*Measurements are approximate and not to scale in this floor plan. Provided for illustrative purposes.*



## Area Map



## Energy Performance Graph

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>			
(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		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.