



## Hand Axe Yard, King's Cross, London WC1X

£5,200 pcm

- 3 bedrooms
- 2 bathrooms
- Townhouse
- 1,216 sq ft internal space
- 70 sq ft private roof terrace
- Fitted wardrobes.
- High spec fixtures & fittings
- 24-hour concierge
- Great transport links
- Easy access to the EuroStar.

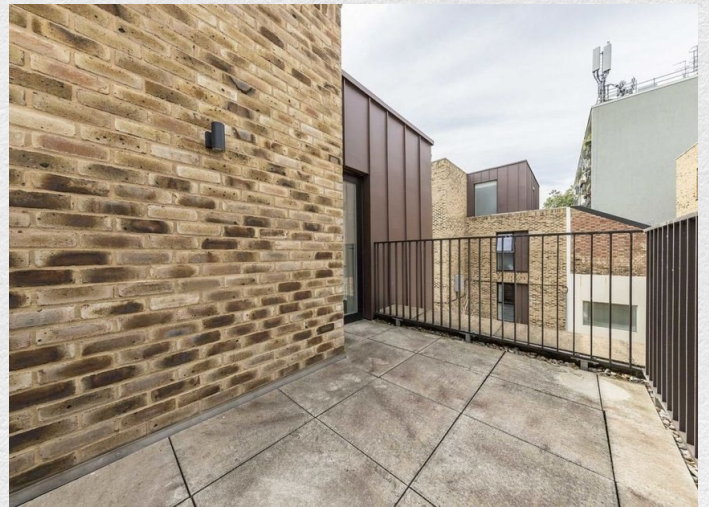
*Spacious 3 double bedroom townhouse arranged over 3 floors part of the popular Hand Axe Yard development in St Pancras Place, Kings Cross*

*Set within an exclusive development and surrounded by well-maintained gardens this executive townhouse is finished to an exceptional standard. With a large open plan reception/kitchen area benefitting from floor to ceiling windows providing good natural light, enjoying direct access to a private patio area. The master bedroom boasts a modern en-suite shower room with inbuilt TV and speaker, two further double bedrooms, family bathroom, and a private roof terrace.*

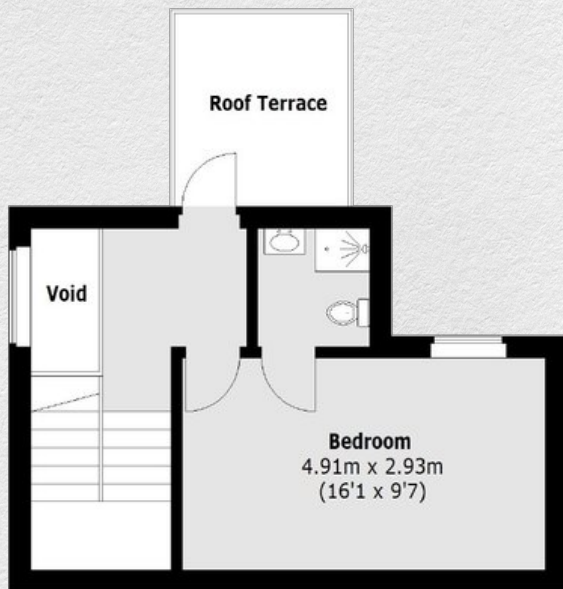
*The smart development enjoys a daytime concierge service, CCTV security, communal front yard and an exclusive on-site gym for residents' use. The townhouse boasts wooden flooring downstairs and comfortable carpet throughout the rest of the property with underfloor heating and air ventilation system as standard.*

*Hand Axe Yard is located off Gray's Inn Road giving you easy access to King's Cross underground, Euston and St Pancras overground stations. There is also an array of shops, bars and restaurants on your doorstep.*

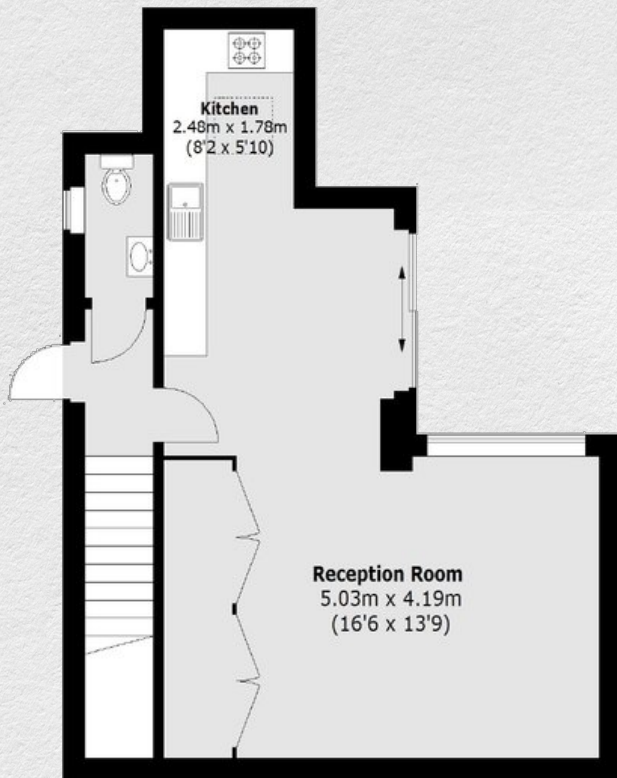




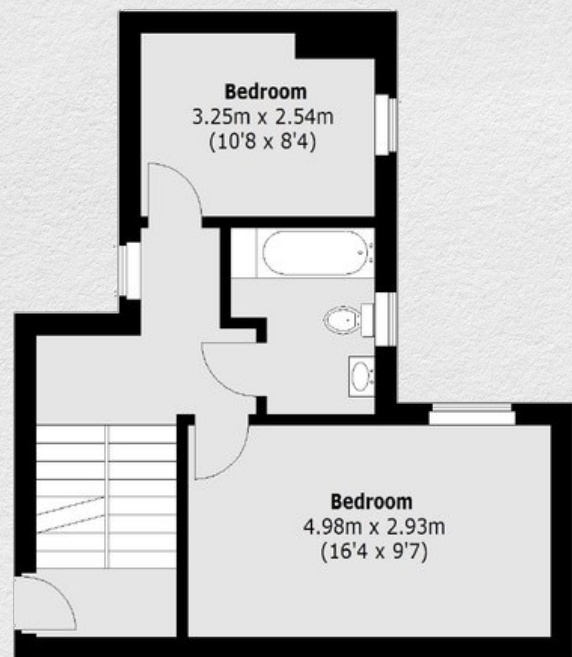




**First Floor**



**Lower Ground Floor**



**Ground Floor**

Address:	sq ft	bed	bath
Hand Axe Yard, King's Cross, London WC1X	<i>internal</i> 1,216	3	2
	<i>roof terrace</i> 70		
	<i>Total</i> 1,286		

*\*\* For illustration purposes only. Could not be to scale. One-London aims to ensure accuracy but is not liable for any discrepancies.*