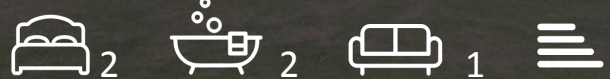




## Capella

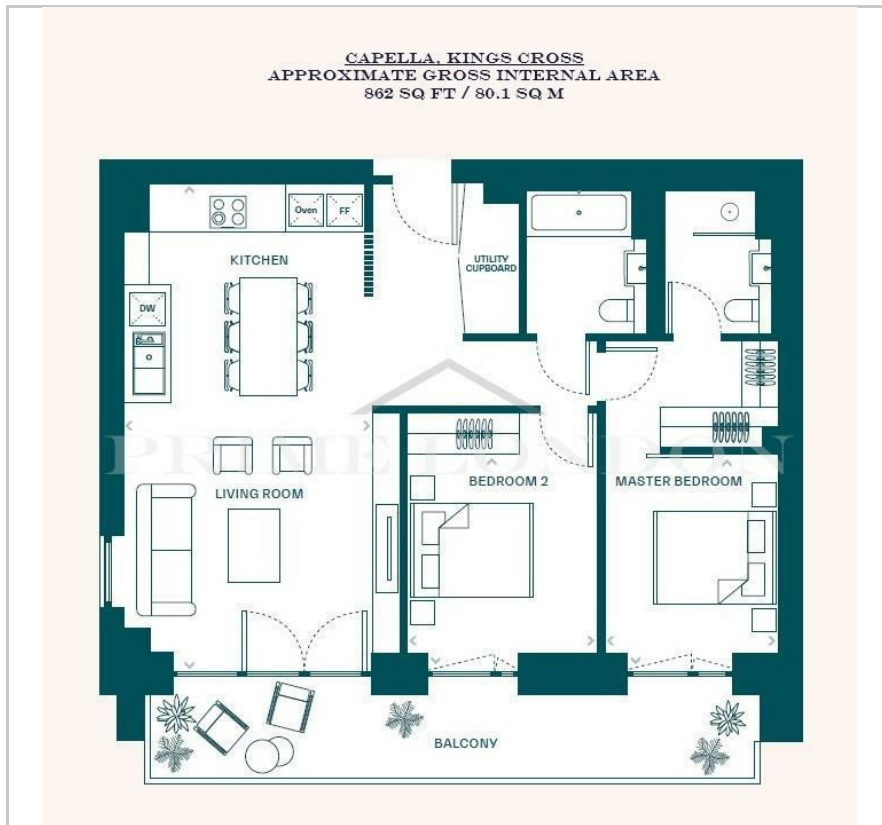
1 Lewis Cubitt Park, Kings Cross, N1C 4BY

Asking Price £1,450,000





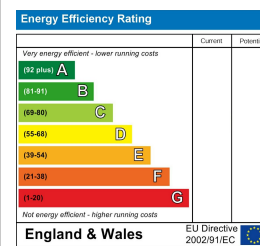
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

By appointment. Contact us on 0207 052 1075 if you wish to arrange a viewing appointment for this property, or require further information.

- Dual aspect two bedroom ▪ 862 sq ft / 80.1 sq m apartment
- Private balcony overlooking ▪ 24 hour concierge park
- Excellent transport links ▪ Fantastic residents amenities



This beautifully crafted modern two bedroom two bathroom apartment in the brand new Capella building, with private balcony overlooking Lewis Cubitt Park, is available for chain free sale through Prime London.

Finished to a high standard, the property comprises a bright dual aspect, open-plan reception room and kitchen leading to a private terrace offering far-reaching views, two double bedrooms with fitted wardrobes, an en suite shower room and a further contemporary family bathroom.

Further benefits include thermostatically controlled under floor heating to all rooms, a home automation system controlling lighting, heating and comfort cooling, 24 hour concierge service, two passenger lifts and access to a range of impressive shared spaces including a landscaped communal roof terrace and furnished residents lounge offering wonderful views over Cubitt park.

Designed by Allies and Morrison, with interiors by Johnson Naylor, Capella offers a selection of one to three bedroom apartments and townhouses. The development is enviably located moments from Granary Square and the Coal Drops Yard shopping and dining districts, with over 50 shops and restaurants. The West End and bustling high streets of Islington and Camden are all within easy reach.

There are also excellent transport links including King's Cross St Pancras which offers access to the Northern, Piccadilly, Victoria, Metropolitan, Circle and Hammersmith and City lines as well as the St. Pancras International.

\*Images are computer generated and are intended to show example finishes only



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