

180A York Way, London, N1 0FP  
£3,525 Per month  
EPC Rating: Council Tax Band: D

STONE



Nestled in the vibrant heart of London, this contemporary flat on York Way offers an exceptional living experience within a highly sought-after Build to Rent (BTR) development. Completed in 2023, this immaculate property is thoughtfully furnished, ensuring a seamless transition for new residents.

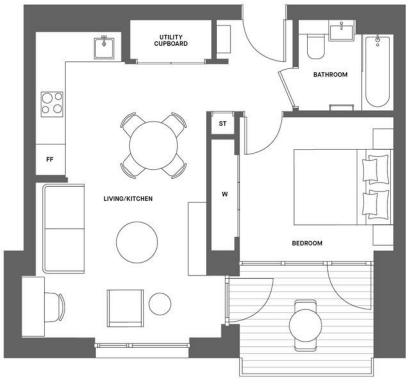
The development boasts an impressive array of amenities designed to enhance your lifestyle. Residents can enjoy a state-of-the-art cinema, a fully equipped gym, and a variety of studio classes, catering to both fitness enthusiasts and those seeking leisure activities. For those who require a quiet space to work or study, the dedicated study areas provide an ideal environment, while the beautifully landscaped courtyard offers a serene escape from the bustling city.

With a 24-hour concierge service, you can rest assured that your needs are met at any hour. The communal kitchen and multiple gathering areas foster a sense of community, making it easy to connect with fellow residents. Additionally, high-speed Wi-Fi is included, ensuring you stay connected whether for work or leisure.

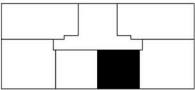
1 BED

AUTHOR BUILDING  
APARTMENT 603  
FLOOR 6

AUTHOR  
KING'S CROSS



| NIA            | 47.8 sq m    | 514.9 sq ft   |
|----------------|--------------|---------------|
| LIVING/KITCHEN | 4.37 × 6.05m | 14'4" × 16'0" |
| BEDROOM        | 3.38 × 2.91m | 11'1" × 9'7"  |
| BALCONY        | 2.94 × 2.38m | 9'8" × 7'10"  |



W WARDROBE ST STORAGE FF FRIDGE FREEZER  
Floorplans are for approximate measurements only. Dimensions are  
indicative of the maximum length and width. Furniture shown is included.



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London  
W1T 1QU  
020 7043 8888  
Lettings@stone.london

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