

180A York Way, London, N1 0FP  
£7,615 Per month  
EPC Rating: Council Tax Band: D



Nestled in the vibrant area of York Way, London N1, this stunning flat offers a modern living experience in a prime location. Spanning an impressive 1,209 square feet, this property is designed to provide both comfort and style. Built in 2023, it boasts contemporary finishes and a spacious layout that is perfect for families or professionals seeking a stylish urban retreat.

The flat features three well-appointed bedrooms, two of which come with their own luxurious ensembles, ensuring privacy and convenience for all occupants. In addition to the ensembles, there is a separate bathroom, making it ideal for busy mornings or hosting guests. The generous reception room serves as a welcoming space for relaxation and entertainment, further enhancing the flat's appeal.

With its modern design and ample space, this property is a rare find in the heart of London. Whether you are looking to buy or rent, this flat offers a perfect blend of comfort, convenience, and contemporary living. Don't miss the opportunity to make this exceptional property your new home.

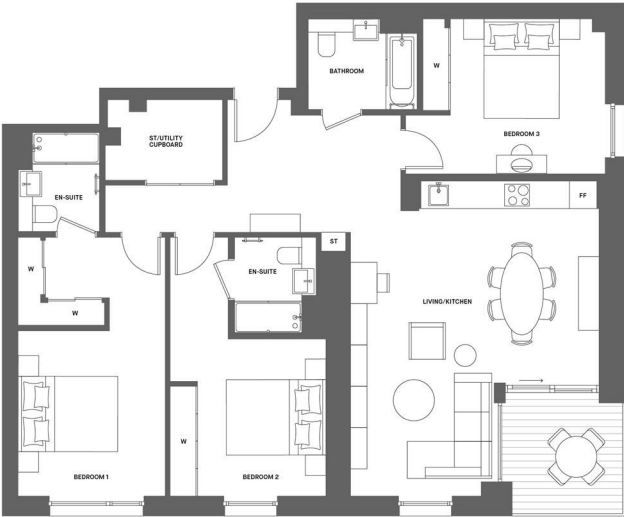


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3 BED

AUTHOR BUILDING  
APARTMENT 1008  
FLOOR 10

AUTHOR  
KING'S CROSS



| NIA            | 112.2 sq m  | 1,208.5 sq ft  |
|----------------|-------------|----------------|
| LIVING/KITCHEN | 5.44 x 6.29 | 17'10" x 20'8" |
| BEDROOM 1      | 3.22 x 5.66 | 10'7" x 18'7"  |
| BEDROOM 2      | 3.41 x 5.66 | 11'2" x 18'7"  |
| BEDROOM 3      | 4.37 x 3.39 | 14'4" x 11'1"  |
| BALCONY        | 2.65 x 2.65 | 8'8" x 8'8"    |

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.



| 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<br>2002/91/EC |