



## St. Chads Street, London, WC1H 8BG

**£500 Per Week**

A spacious studio suite for rent with a separated living and bedroom area.

The apartment has its own front door accessed from Judd Street across the road from Kings Cross Station however being part of the Hand Axe Yard development it benefits from concierge services and a gym.

The bright and spacious accommodation which benefits from double height ceilings comprises a large & bright open plan living room, oak veneer wooden flooring, luxury fitted kitchen, beautiful shower room suite, fitted bedroom with a private terrace,

Hand Axe Yard could not be better situated, being only a short walk to St Pancras train station, Euro Star International station & Kings Cross tube station also a short walk away, so too are a host of local shops, cafes, bars and supermarkets very close by.

The apartment comes furnished.

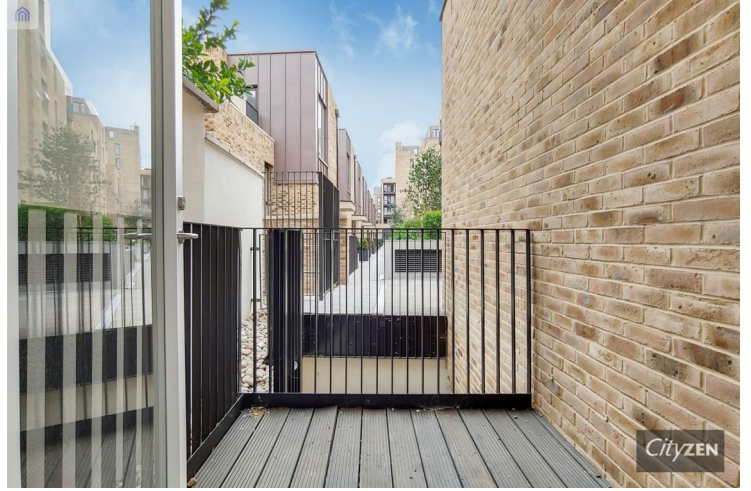
PROPERTY IS AVAILABLE FROM 26.06.2024

- MAISONETTE
- STUDIO SUITE
- LUXURY KITCHEN & SHOWER ROOM
- CONCIERGE & GYM
- HEART OF KINGS CROSS
- SEPARATE BEDROOM AREA
- OPPOSITE ST PANCRAS STATION
- AVAILABLE FROM 24.06.2024
- SEPARATE LIVING ROOM
- FURNISHED

# St. Chads Street, London, WC1H 8BG



RECEPTION ROOM



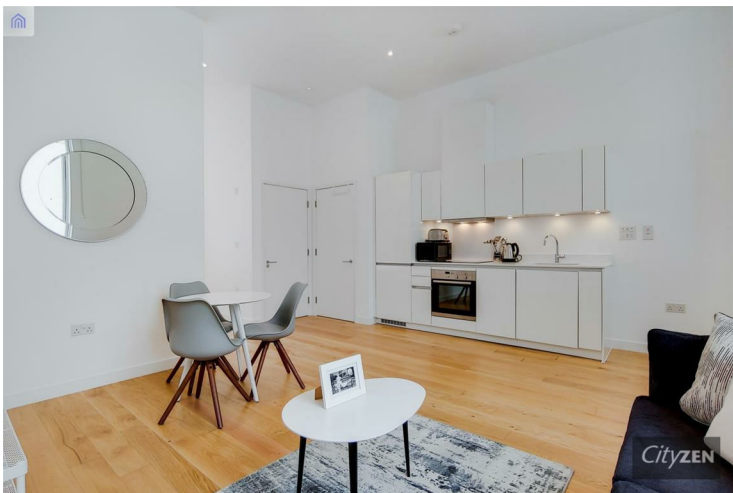
BALCONY



BEDROOM



KITCHEN



RECEPTION ROOM



RECEPTION ROOM

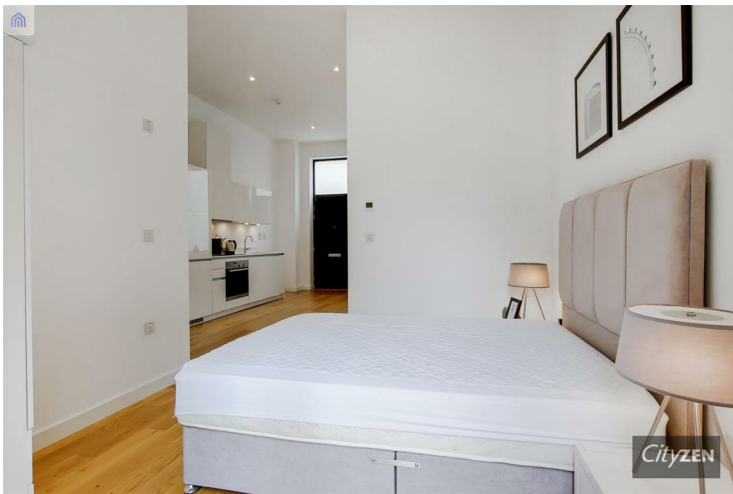
# St. Chads Street, London, WC1H 8BG



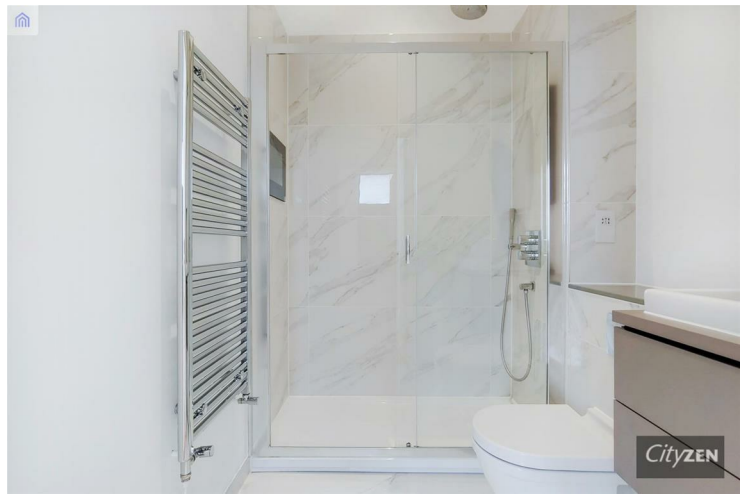
RECEPTION ROOM



SHOWER ROOM



BEDROOM



SHOWER ROOM



ST CHADS STREET



KINGS CROSS STATON

St. Chads Street, London, WC1H 8BG



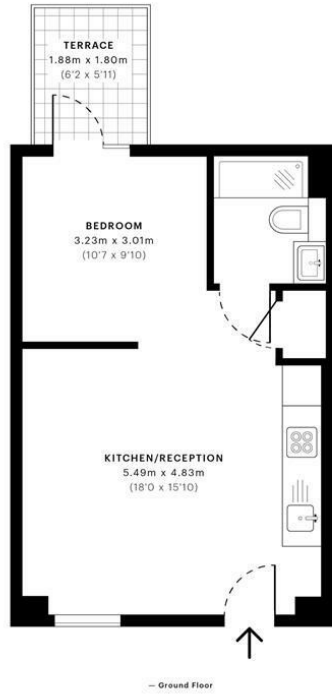
EUROSTAR



KINGS CROSS UNDERGROUND STATION



KINGS CROSS



**GROSS INTERNAL MEASUREMENTS**  
 The footprint of the property  
 36.77 sqm / 395.79 sqft

**NET INTERNAL AREA (NIA)**  
 Excludes walls and external features  
 Includes maximum permitted head height  
 35.56 sqm / 382.76 sqft

**EXTERNAL STRUCTURAL FEATURES**  
 Balconies, terraces, verandas etc.  
 3.38 sqm / 36.38 sqft

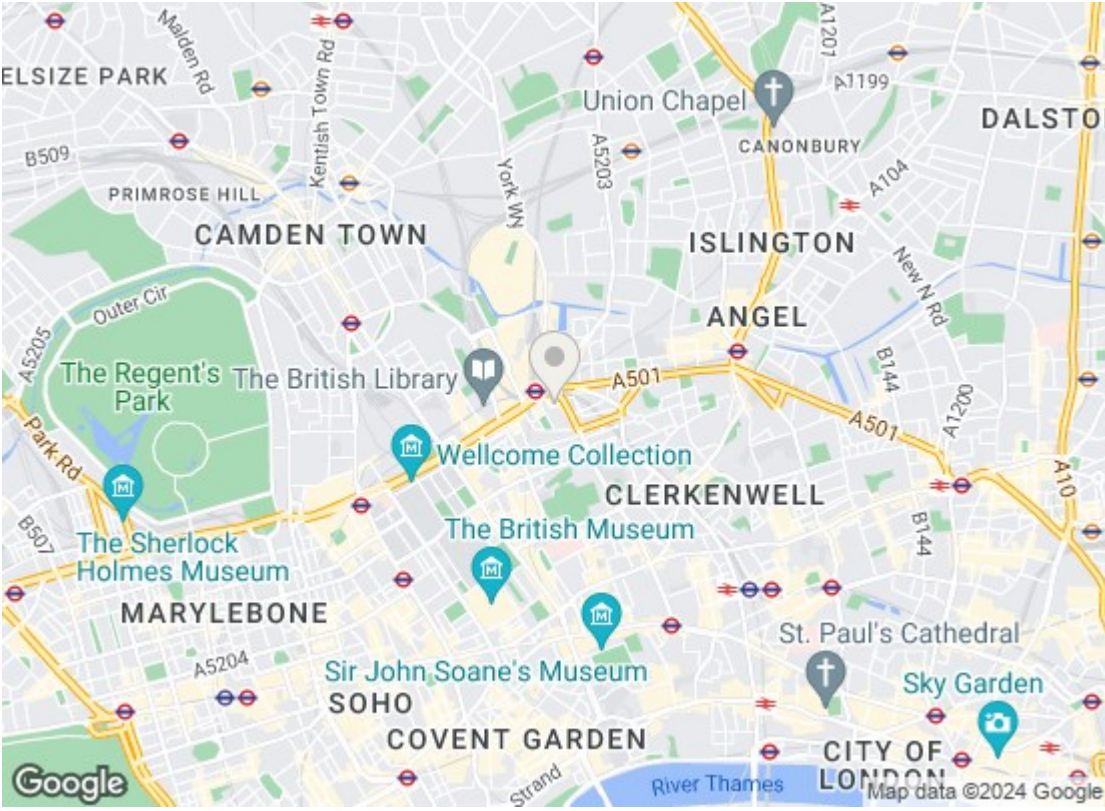
**RESTRICTED HEAD HEIGHT**  
 Limited use area under 1.5m  
 0.00 sqm / 0.00 sqft

**spec Verified** **RICS Certified Property Measurer**

Spec: Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 2B Residential: 40.44 sqm / 435.29 sqft  
 IPMS 3B Residential: 39.43 sqm / 424.62 sqft

SPRINT: 5fham3d442635a388facc4



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>83</b>	<b>83</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		
EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>	<b>95</b>	<b>95</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 environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC		

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.