



12 Hand Axe Yard, Gray's Inn Road, London, WC1X 8QR

£830 Per Week

PROFESSIONALS ONLY

A 2 DOUBLE BEDROOM 2 BATHROOM 3RD FLOOR APARTMENT FOR RENT WITHIN A GATED COURTYARD DEVELOPMENT MOMENTS FROM KINGS CROSS STATION

Large & bright open plan living room, oak veneer wooden flooring, access to balcony, luxury fitted kitchen, 2 beautiful bathroom suites and 2 double bedrooms.

St Pancras Place 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 to are a host of local shops, cafes, bars and supermarkets very close by.

On site concierge, comes furnished & residents gym.

PROPERTY AVAILABLE FROM 15.07.2024

- 3RD FLOOR APARTMENT
- FURNISHED
- OPPOSITE ST PANCRAS STATION
- PROFESSIONALS ONLY
- 2 BATHROOMS
- CONCIERGE
- TERRACE
- 2 DOUBLE BEDROOMS
- GYM
- AVAILABLE FROM 15.07.2024

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KINGS CROSS STATION



KINGS CROSS



KINGS CROSS UNDERGROUND



RECEPTION ROOM



KINGS CROSS EUROSTAR



BEDROOM

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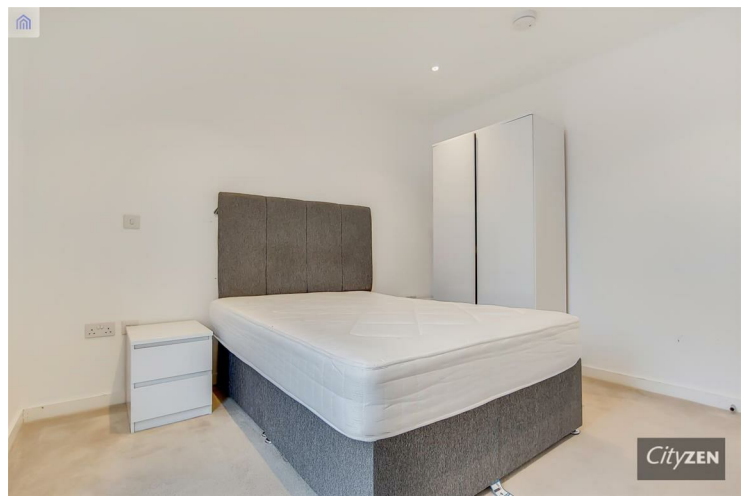
KITCHEN/DINING AREA



KITCHEN/DINING AREA



BALCONY



BEDROOM



RECEPTION ROOM

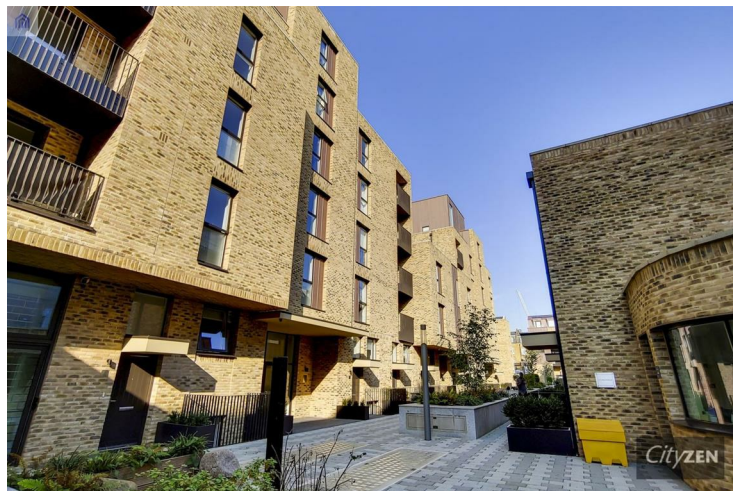


BEDROOM

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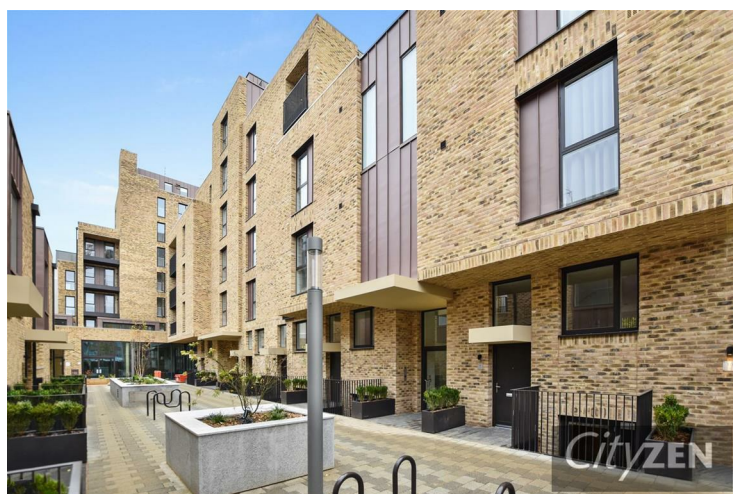
SHOWER ROOM



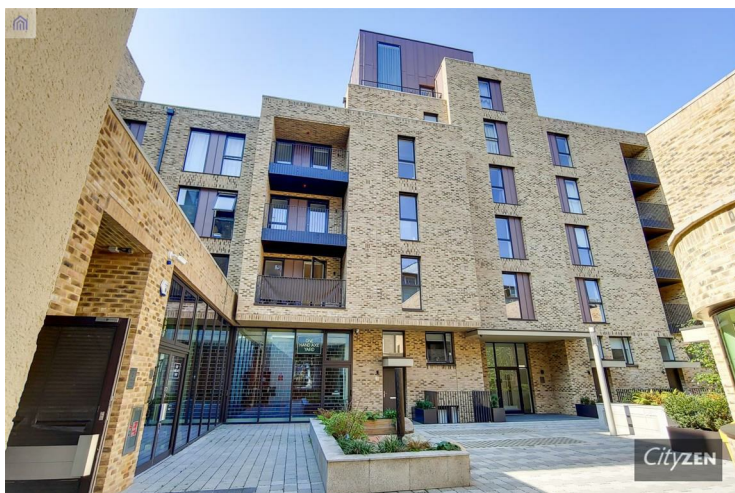
HAND AXE YARD



BATHROOM



HAND AXE YARD



HAND AXE YARD



VIEW FROM BALCONY

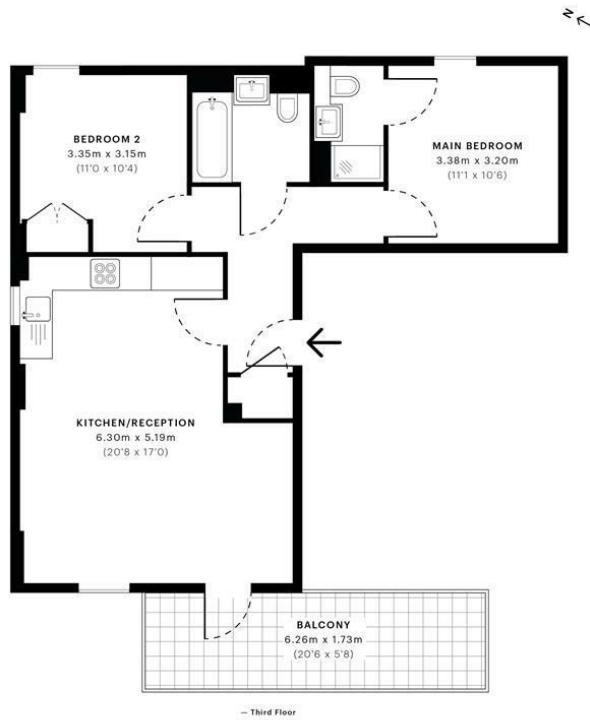
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APARTMENT ENTRANCE



ACCESS FROM GRAY'S INN ROAD

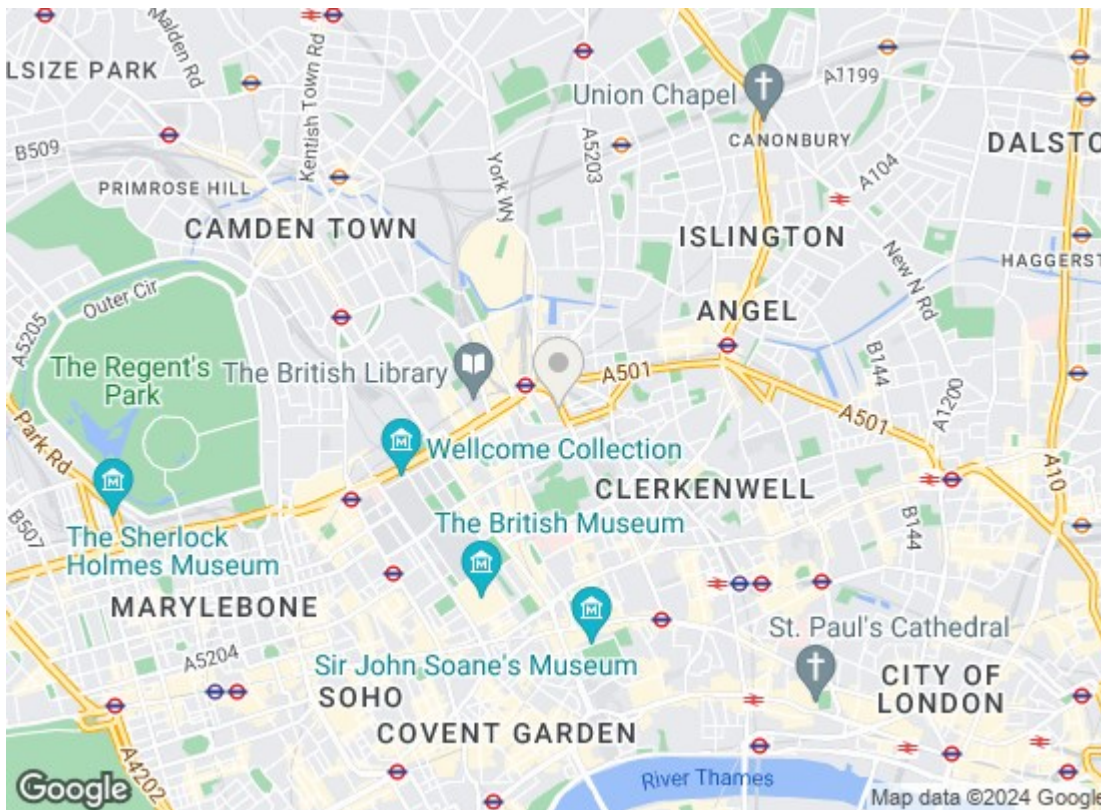


GROSS INTERNAL AREA (GIA) The footprint of the property 66.32 sqm / 713.86 sqft	NET INTERNAL AREA (NIA) Excludes walls and external features Includes measurements restricted head height 62.93 sqm / 677.37 sqft	EXTERNAL STRUCTURAL FEATURES Balconies, terraces, verandas etc. 10.83 sqm / 116.57 sqft	RESTRICTED HEAD HEIGHT Limited use area under 1.5m 0.00 sqm / 0.00 sqft
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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: 77.05 sqm / 835.82 sqft
IPMS 2C RESIDENTIAL: 73.24 sqm / 790.88 sqft
SPR ID: 5f6ed94672f00e0da2b4a253



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A	94	94
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ 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.