



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

£1,200 Per Week

A SPECTACULAR SPACIOUS 3 BEDROOM 3 BATHROOM DUPLEX PENTHOUSE WITH 3 PRIVATE TERRACES SET WITHIN A SECURE MEWS DEVELOPMENT LOCATED IN THE CENTER OF KINGS CROSS

The accommodation comprises an Impressive entrance hall with staircase to the top floor and access to a terrace. Located on the 5th floor is the master bedroom which has oversized floor to ceiling windows to one side as well as a luxury En-suite, the second bedroom has a private terrace with views of Iconic Kings Cross and there is a further feature guest shower room on this level. On the top floor (6th floor) is a further bedroom with a terrace and En-suite as well as a large lounge dining room with floor to ceiling windows leading out to a further private terrace and an open plan fully fitted kitchen

St Pancras Place could not be better situated, being only a short walk to St Pancras train station, Eurostar 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, offered furnished & residents gym.

PROPERTY AVAILABLE FROM 16.08.2024

- PENTHOUSE APARTMENT
- SET ON 5TH & 6TH FLOORS
- 3 BEDROOMS & 3 BATHS
- SECURE MEWS DEVELOPMENT
- CONCIERGE & GYM
- AIR CONDITIONING
- OPPOSITE ST PANCRAS STATION
- 3 PRIVATE TERRACES
- AVAILABLE FROM 16.08.2024
- KINGS CROSS TUBE STATION

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HAND AXE YARD



KINGS CROSS UNDERGROUND



GRAYS INN ROAD ENTRANCE



KINGS CROSS EUROSTAR



KINGS CROSS STATION



KINGS CROSS

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BEDROOM



HALLWAY



BATHROOM



EN SUITE SHOWER ROOM



BEDROOM



BEDROOM

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VIEW FROM TERRACE



RECEPTION ROOM



VIEW FROM TERRACE



KITCHEN



RECEPTION ROOM

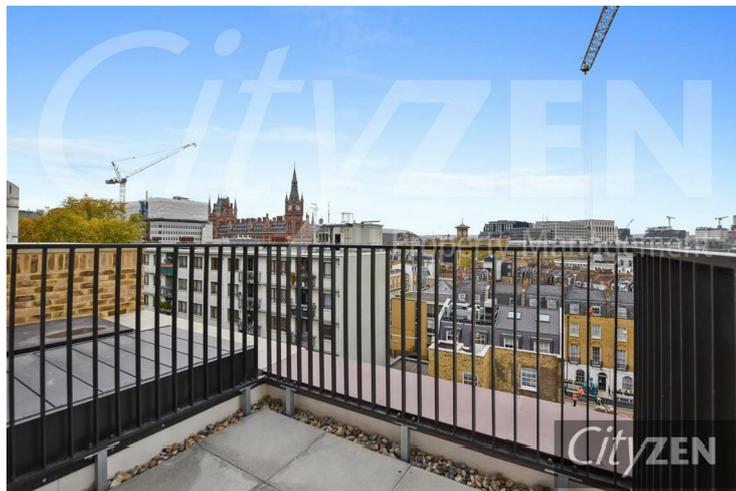


KITCHEN/DINING ROOM

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GUEST SHOWER ROOM



BALCONY



HAND AXE YARD

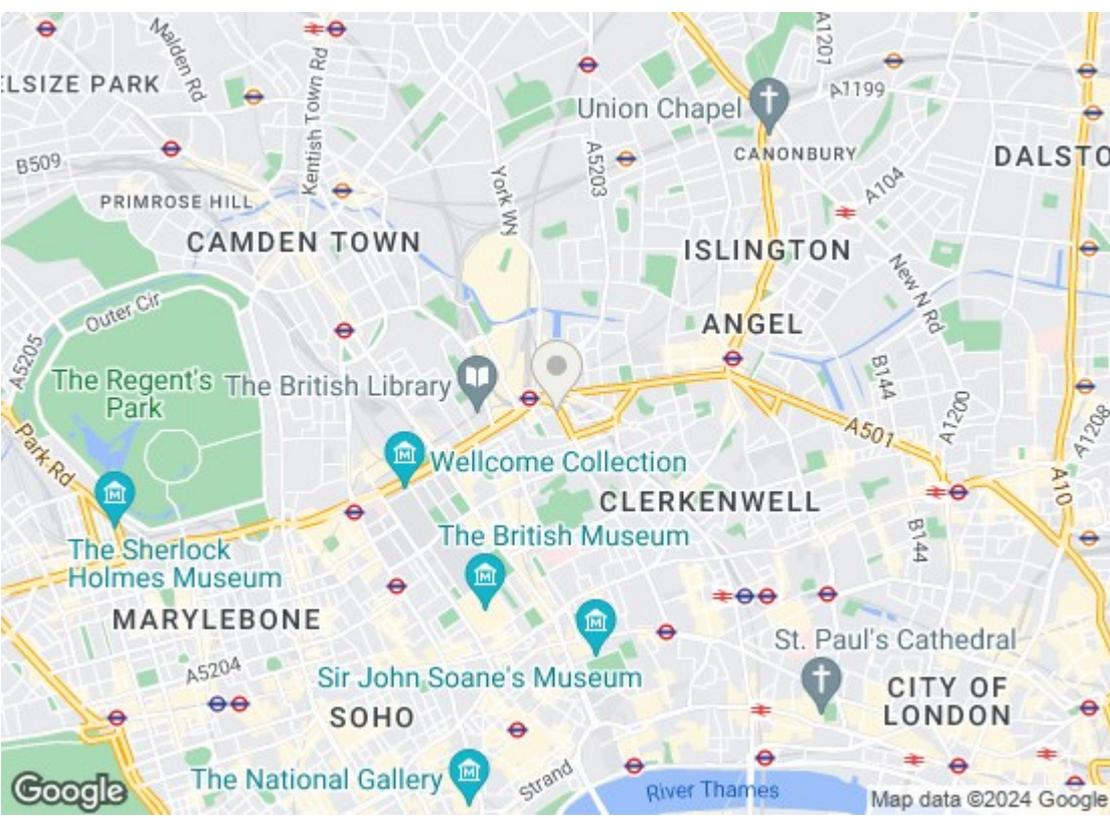
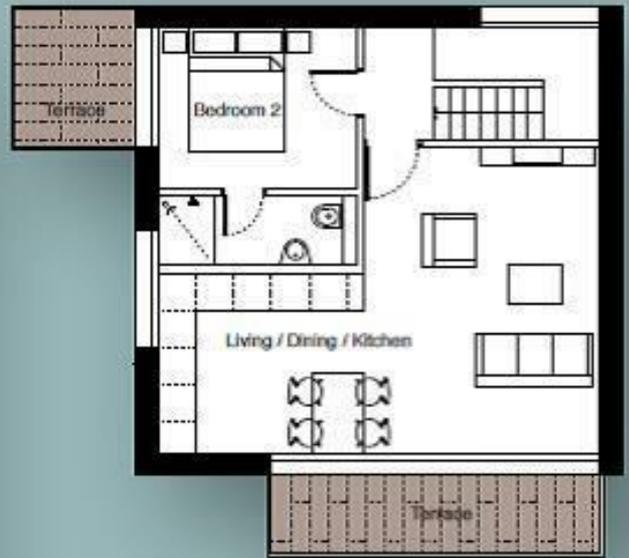


BALCONY

FIFTH FLOOR



SIXTH FLOOR



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	83
(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		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A	92	92
(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		
England & Wales 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.