



4 Hand Axe Yard, London, WC1X 8BD

£900,000

A 2 bedroom 2 bathroom apartment for sale within this sought after development 'HAND AXE YARD' located in London's most sought after area Kings Cross WC1.

Second floor, large & bright open plan living room, oak veneer wooden flooring, access to 2 balconies, luxury fitted kitchen, 2 beautiful bathroom suites (En suite has tv in shower cubicle) and 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, residents gym.

GROUND RENT £600 PA / SERVICE CHARGE £5980 PA / LEASE 990 YEARS *the ground rent, service charge & lease have been provided by the property owner and your solicitor will need to confirm these details should you wish to purchase the property.

- KINGS CROSS WC1
- 2 BEDROOMS
- 2 BATHROOMS
- 2 BALCONIES
- CONCIERGE
- GYM
- OPPOSITE ST PANCRAS STATION

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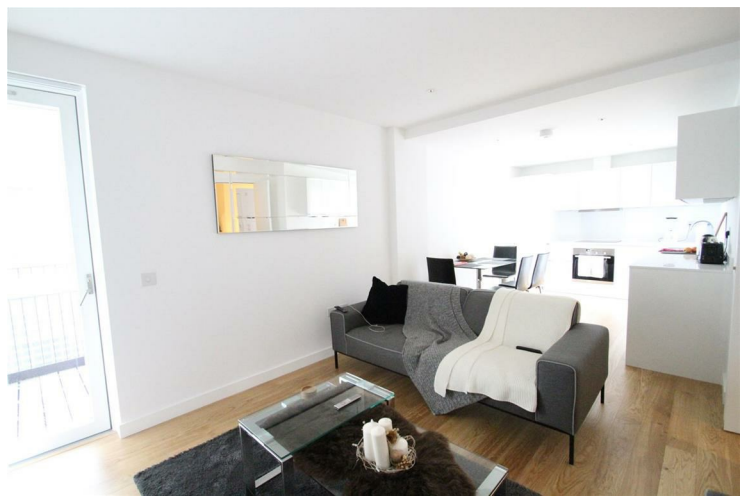
HAND AXE YARD



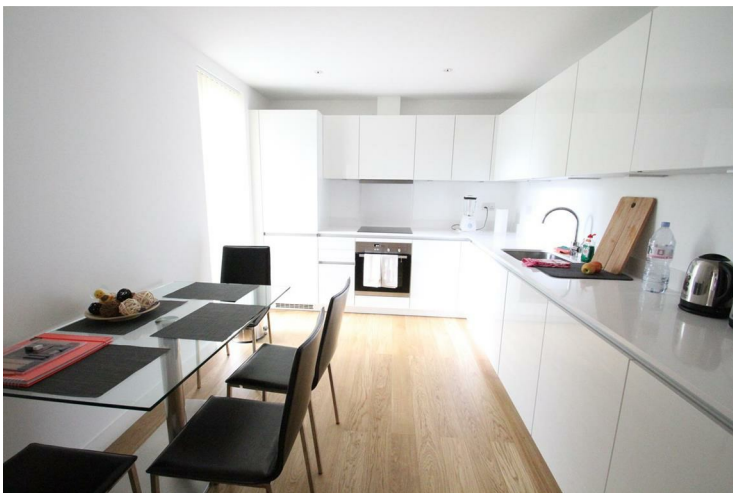
RECEPTION ROOM



GRAYS INN ROAD ENTRANCE



RECEPTION ROOM



KITCHEN

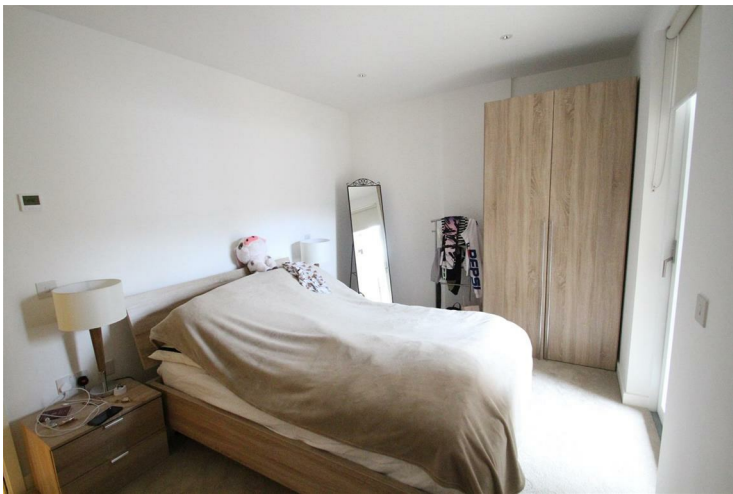


BATHROOM

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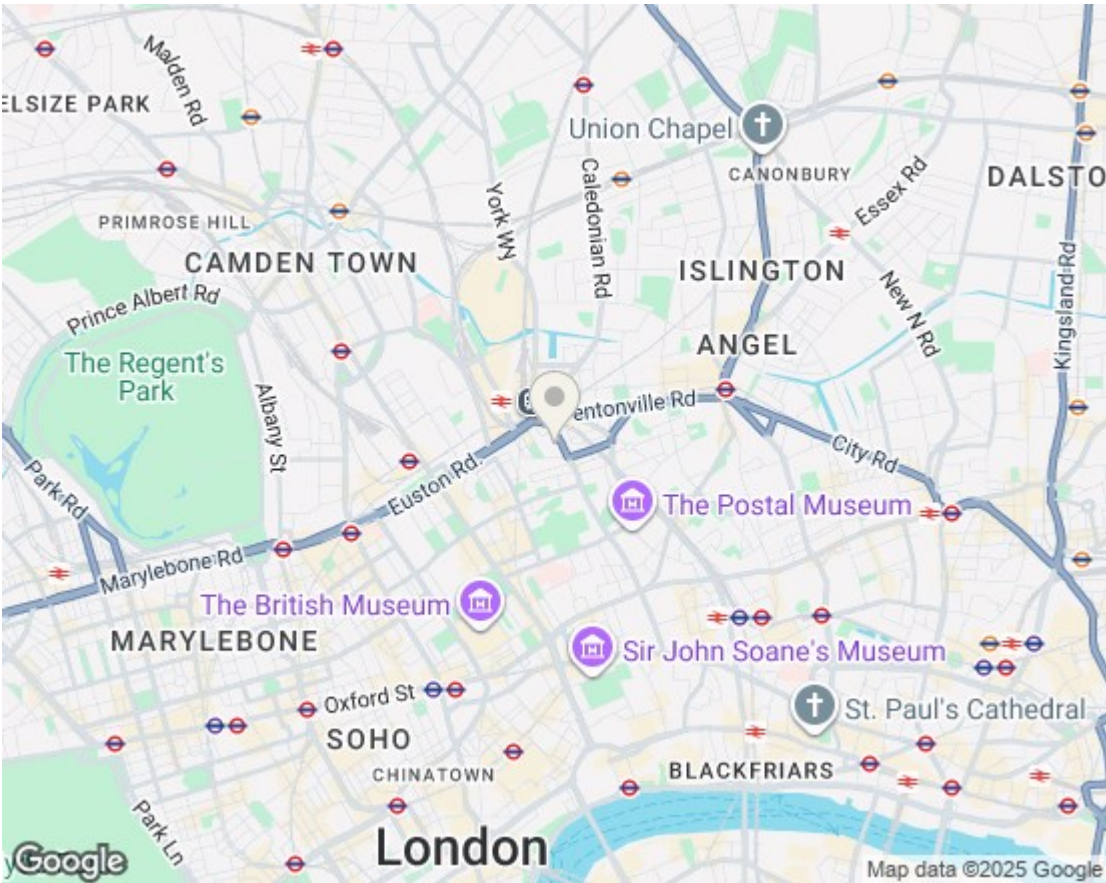
EN SUITE SHOWER ROOM



MASTER BEDROOM



BALCONY



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		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(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.