



## King's Mews, WC1N

£1,150,000

One of three high specification purpose built flats within a private development in Bloomsbury, Central London. This two double bedroom home includes a west facing sitting/dining room with Juliette balcony as well as a fully fitted kitchen with induction hob, two ovens, dishwasher and integrated fridge and freezer.

King's Mews is a quiet, residential mews closed to through traffic with easy access to the City, Crossrail at Farringdon station and the new Elizabeth line. Both Covent Garden and King's Cross are nearby as well as the illustrious Lamb's Conduit Street.

### Features

- Two Double Bedrooms
- Two Shower Rooms
- 800 Sq Ft
- Quiet Residential Mews
- Heat Recovery system
- Low Service Charge



## King's Mews, WC1N

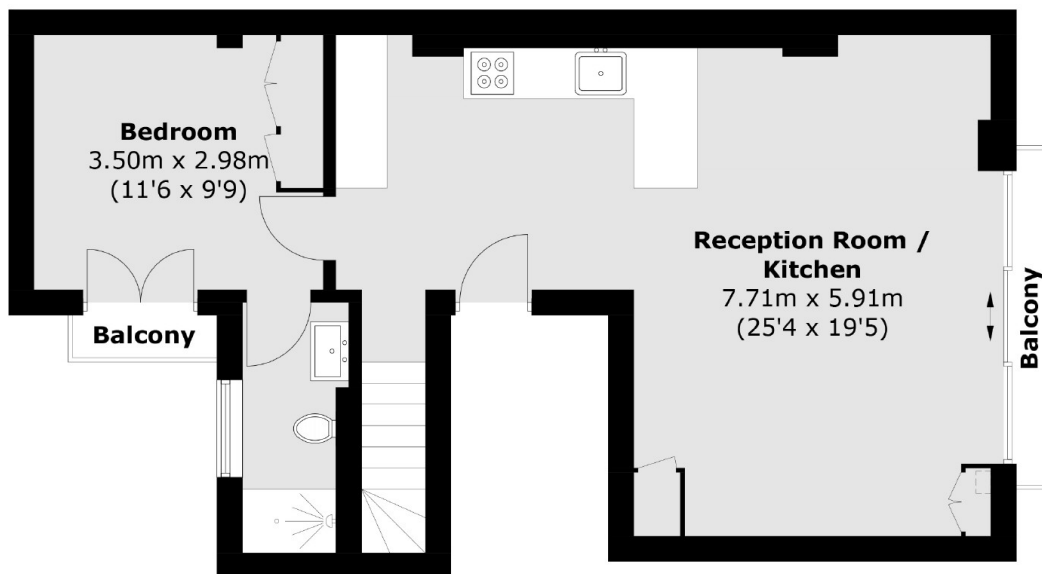
The two double bedrooms are situated at the rear and draw light from the building's private light well, providing a peaceful yet bright environment. The principal bedroom includes fitted wardrobes, an ensuite shower room and air conditioning.

There is underfloor heating throughout which is served by an independent gas boiler and a utility cupboard housing a separate washing machine and tumble dryer.

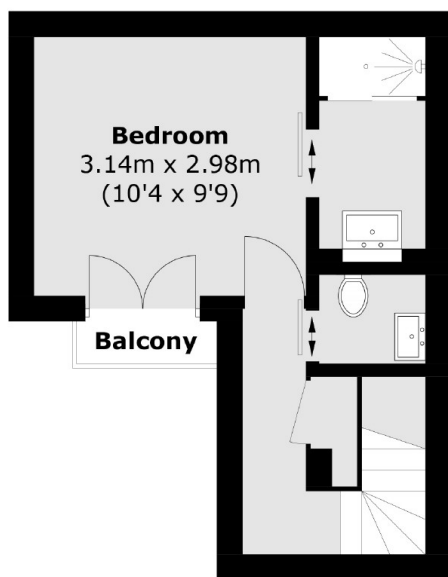
The property enjoys a westerly aspect and an independent mechanical ventilation and heat recovery system ensuring excellent energy consumption. There is also a fully fitted fire alarm with a mains fed sprinkler system.



# King's Mews, London, WC1N



**First Floor**



**Ground Floor**

Total area (approx.): 74.2 sq. m (798.7 sq. ft)  
Balcony area (approx.): 3.0 sq. m (32.3 sq. ft)