

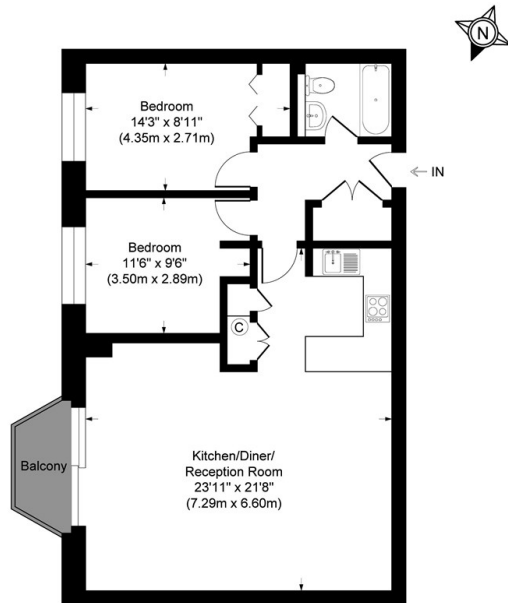


## Ice Wharf, New Wharf Road, London N1 9RW

£799,995

- Two bedrooms, one bathroom
- Private balcony
- short walk away from to King's Cross
- Spacious reception room
- 24 hour concierge
- fully fitted kitchen
- floor to ceiling windows in the living room
- Secure gated development

**New Wharf Road, N1**  
Approx. Gross Internal Area = 787 sq ft / 73 sq m



This Plan is for layout guidance only. Not drawn to scale unless states. windows and door openings are approximate. whilst every care is taken in the preparation of this plan, please check all dimensions shapes and compass bearings making any decisions reliant upon them. (ID614943)

## Viewings

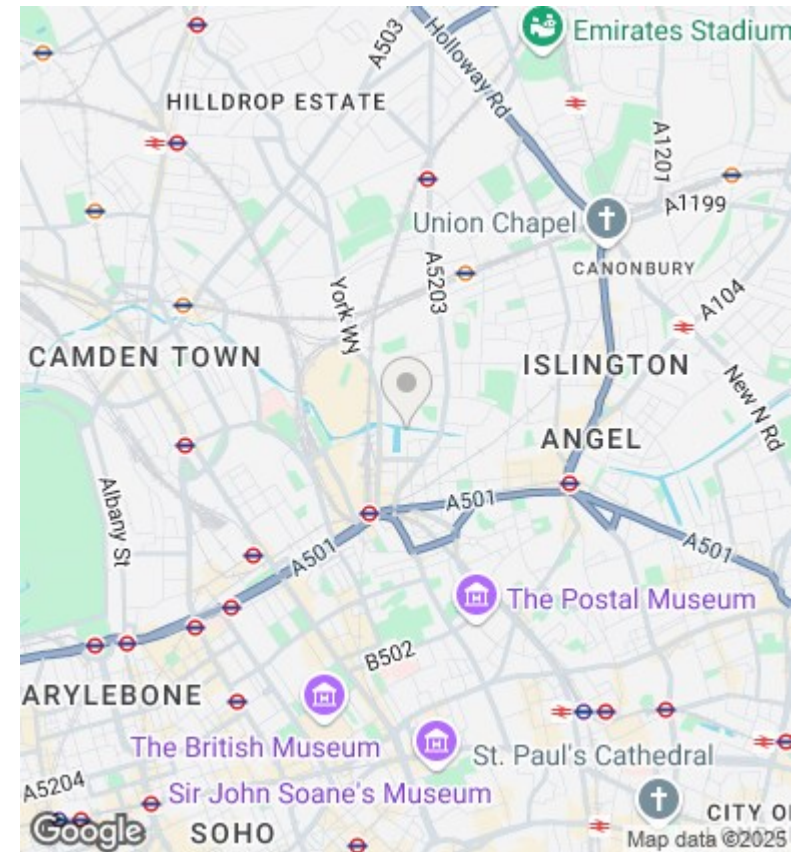
Viewings by arrangement only.  
Call 02077225022 to make an appointment.

## Council Tax Band

E

## EPC Rating:

C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	76	77
(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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	