



# Marina One

New Wharf Road, N1

Asking Price £950,000

A three bedroom, two bathroom penthouse apartment with vast roof terrace set in a secure and prestigious canal side development in the heart of Kings Cross.



# Marina One

New Wharf Road, N1

- Penthouse
- Three bedrooms
- Two bathrooms
- Vast roof terrace with exceptional City scape views
- Lift
- Allocated parking
- Secure development in the heart of Kings Cross



A three bedroom, two bathroom penthouse apartment with vast roof terrace set in a secure and prestigious canal side development in the heart of Kings Cross. Accommodation is immaculately presented and comprises; a large entrance hallway which leads to the bathroom suite and three bedrooms, all of which feature excellent built in storage with one of which benefitting from an en-suite. The impressive reception space, semi open plan with the kitchen spans the width of the apartment and is bathed in natural light courtesy of the dual aspect. The space provides access to the fabulous roof terrace which enjoys impressive City scape views, ideal for entertaining, which must be viewed to be appreciated. It should also be noted the apartment has its own allocated parking space. The development is situated within close proximity to King's Cross and St. Pancras transport hub which links six Underground lines, mainline rail stations and the Eurostar rail terminal. London's five international airports are within an hour - with direct services to Heathrow, Gatwick and Luton. A 24-hour bus route stops outside the development, running to and from Oxford Circus. The King's Cross regeneration area has a rich history and is now being transformed into a vibrant place to live and work which includes: Eating out at Dishoom, Barrafinna & Coal Office to name a few. Enjoying leisure time at Everyman Cinema, Camley Street nature reserve, British Library, and Kings Place theatre.

**Tenure:** Share of Freehold

**Service Charge:** £4977 5.94% share of buildings budget + 5.94% of the buildings 25k reserve fund

**Local Authority:** Islington

**Council Tax Band:** G

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(92-)	B		
(81-91)	C	77	77
(69-80)	D		
(55-68)	E		
(39-54)	F		
(21-38)	G		
(1-20)			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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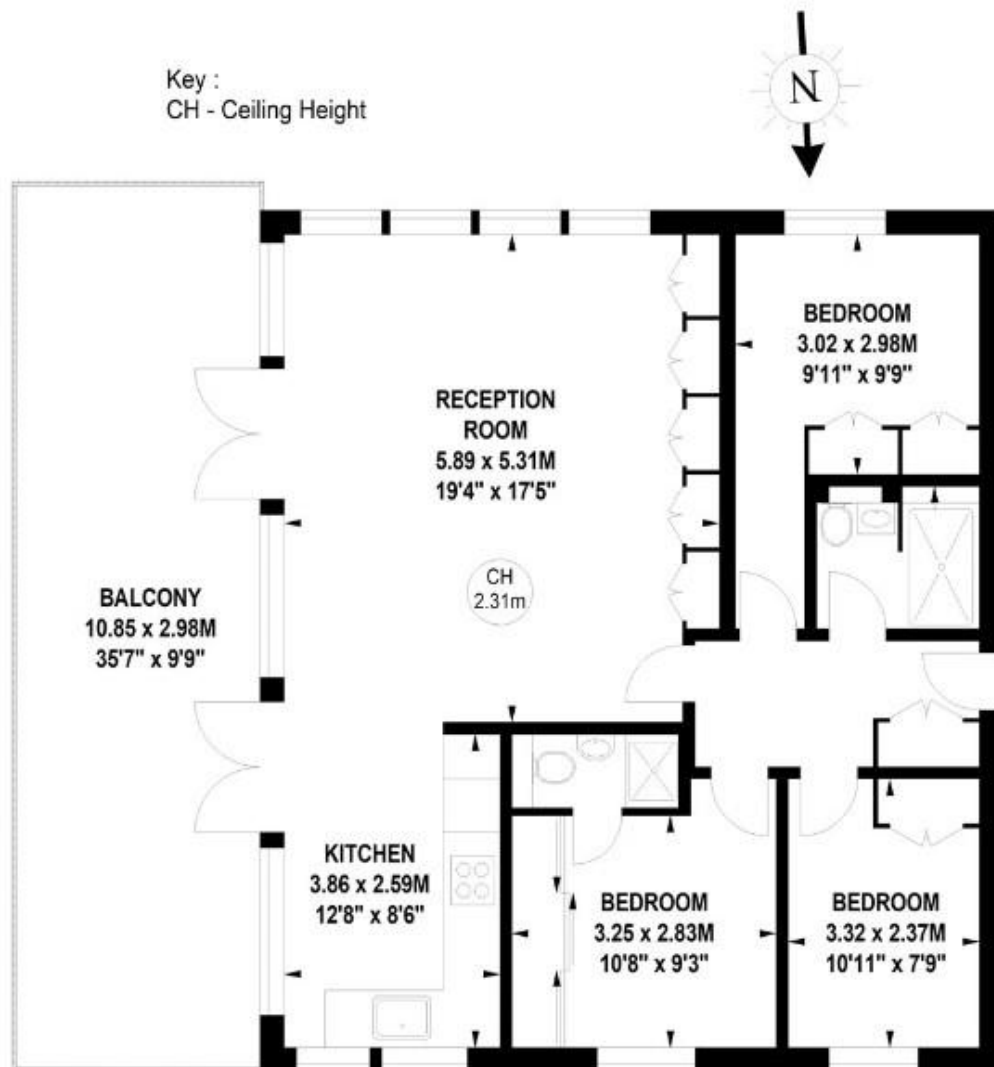
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# Marina One, N1

Approximate gross internal area

85.47 sq m / 920 sq ft



## Fifth Floor

The floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced, it must not be relied on.

If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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