



St. Williams Court

Gifford Street, N1

Asking Price £475,000

Set within this highly regarded modern development this one double bedroom apartment with contemporary fixtures and fittings and a private balcony offering superb access to the transport hub that is Kings Cross/ St Pancras International.



St. Williams Court

1 Gifford Street, N1

- One Double Bedroom
- Open-Plan Living Space
- Contemporary Kitchen and Bathroom
- Ample Storage
- Close to Kings Cross St. Pancras



Set within this highly regarded modern development this one double bedroom apartment with contemporary fixtures and fittings and a private balcony offering superb access to the transport hub that is Kings Cross/ St Pancras International. The property is bright and well-proportioned comprising; semi open-plan kitchen/living space with a modern kitchen with plenty of cupboard and worktop space; the living area leads on to balcony with stunning views over lush greenery; the bedroom comfortably fits a king sized bed and benefits from superb built-in wardrobes; the contemporary bathroom comprises a bath with over-head shower. St Williams Court is a highly regarded modern development benefitting from a 24 hour concierge, landscaped communal gardens and a communal gymnasium. The property is ideally located in the heart of the popular area of King's Cross and is within easy reach of all the shops, bars and restaurants of Granary Square. The property is set on Gifford Street and only minutes to the urban development of Regent Quarter bringing a dynamic mix of living, working and leisure space. Kings Cross has a history of bustling businesses that thrived on Britain's great rail networks. Railways still play a big part in King's Cross and St Pancras, as it is one of London's busiest links between the National Rail network, with no fewer than six Underground lines and nine bus routes, with of course a direct link to mainland Europe.

Tenure: Leasehold 107 years 8 months

Service Charge: £4126

Ground Rent: £300

Local Authority: Islington Council

Council Tax Band: C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (94-100)		
B (81-93)	81	82
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
Not energy efficient - higher running costs		
G (1-20)		
England, Scotland & Wales EU Directive 2002/91/EC		

Chestertons Islington Sales

327-329 Upper Street

Islington

London

N1 2XQ

islington@chestertons.co.uk

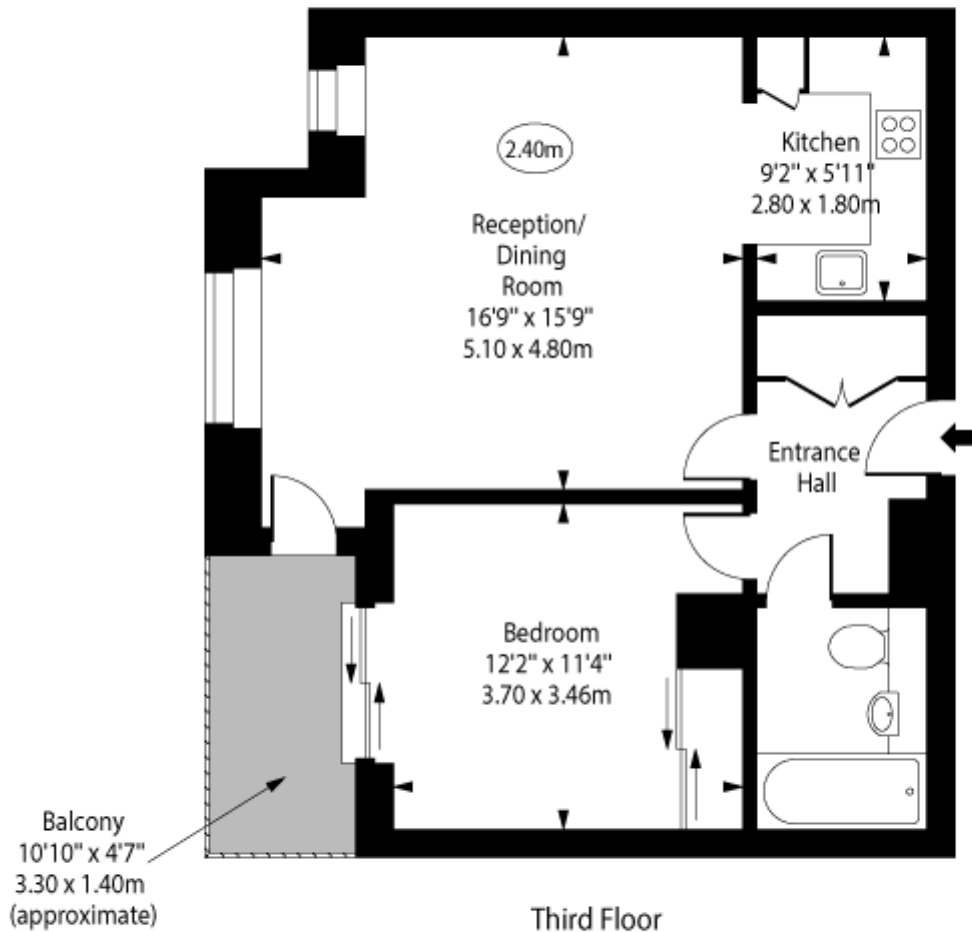
020 7359 9777

chestertons.co.uk

St. Williams Court,
Gifford Street,
Kings Cross, N1



○ - Ceiling Height



Third Floor

Approx Gross Internal Area 573 Sq Ft - 53.23 Sq M

Every attempt has been made to ensure the accuracy of the floor plan shown.
However, all measurements, fixtures, fittings, and data shown are approximate interpretations and
for illustrative purposes only.

Measured according to the RICS IPMS 2. Not To Scale.

www.goldlens.co.uk

Ref. No. 027682IG

