

PARKER JAMES

ESTATES

Established since 1995



King's Cross Road London WC1X 9NH

- Available immediately
- Second and third floor
- Wood flooring
- Two bathrooms
- Close to Bars and restaurants
- Furnished
- Newly redecorated
- Two double bedrooms
- St Pancras International and King's Cross stations within walking distance
- Regent's Canal nearby

£761 Per Week

King's Cross Road

London WC1X 9NH

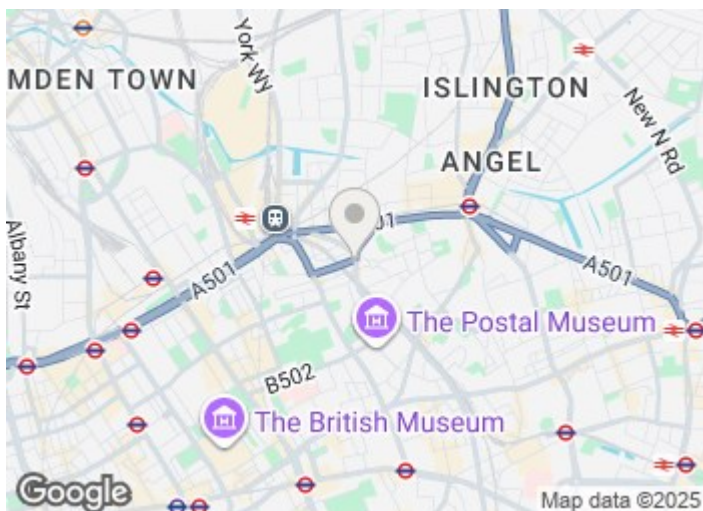


Available immediately on a furnished basis is this newly redecorated second and third floor flat in King's Cross.

The 68 sqm property which has its entrance on King's Cross Road boasts wood flooring throughout and briefly comprises a dual aspect reception room which is open plan to a fully fitted kitchen with integrated appliances including a dishwasher and a fully tiled modern bathroom room to the second floor with two dual aspect double bedrooms each with fitted wardrobes, space for desks and one with a fully tiled modern shower room occupying the third floor of the building.

St Pancras International, King's Cross and Euston stations are just three of some superb transport connections within walking distance of the property.

The Kings Cross area has over the past decade seen, and continues to see, vast regeneration changing it from being widely regarded as an excellent transport hub but now also to a vibrant destination sought after by young professionals and those studying in the capital with its many cultural venues, popular bars and restaurants, the world renowned British Library and the pleasant walks that can be taken along the Regents Canal.



[Directions](#)



Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	