



KING'S CROSS ROAD LONDON WC1X
£1,150 PER WEEK AVAILABLE 31/08/2024




Hamptons

THE HOME EXPERTS

{ THE PARTICULARS

King's Cross Road London WC1X

£1,150 Per Week
Part-furnished

 **4 Bedrooms**
 **2 Bathrooms**
 **1 Reception**

Features

- Suitable For Four Sharers, - Four Bedrooms, - Two Bathrooms, - Open Plan Reception With Modern Kitchen, - Separate Study, - Utility Room, - Private Garden, - Four Storey Town House, - Offered Part Furnished, - Council Tax - Band F

Council Tax

Council Tax Band F

Hamptons

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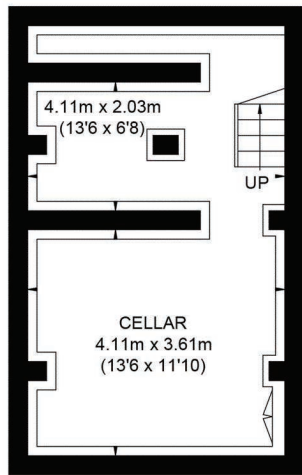
The Property

A beautifully presented property in the heart of Kings Cross which is suitable for families and up to four sharers. This four double bedroom two bathroom town house located within a short walk of Kings Cross St Pancras. Finished to a very high standard the property is configured over four floors and boasts an L-shaped reception, newly fitted kitchen, separate utility room, extra WC, study room and private garden. With a range of amenities, café's and restaurants on your doorstep, you are within easy access of Central London and the City.

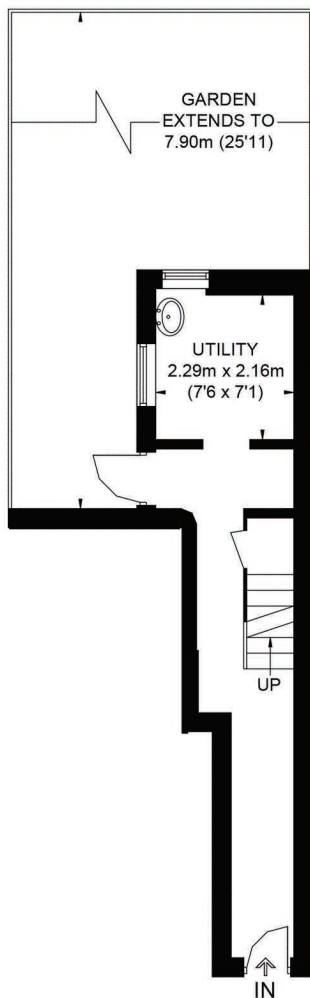


KING'S CROSS ROAD

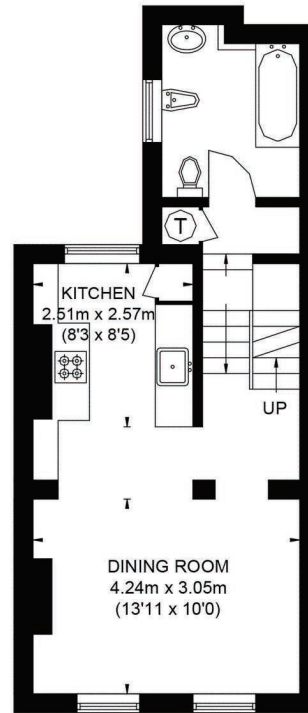
 = REDUCED HEADROOM BELOW 1.5M / 5'0"



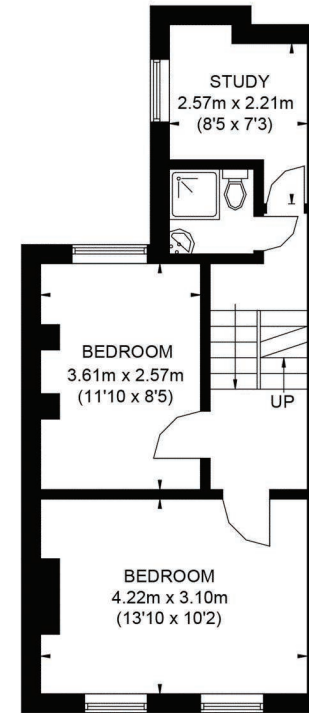
BASEMENT



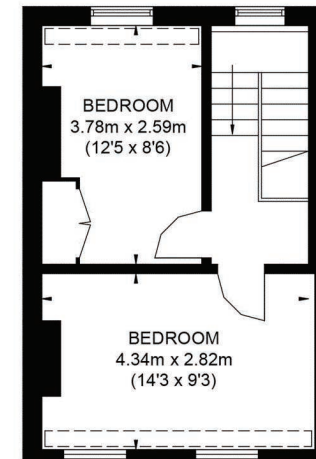
GROUND FLOOR



FIRST FLOOR

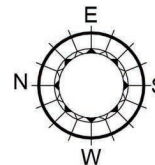


SECOND FLOOR



THIRD FLOOR

APPROXIMATE GROSS INTERNAL AREA
(EXCLUDING REDUCED HEADROOM)
 BASEMENT = 302 SQ. FT. (28.1 SQ. M.)
 GROUND FLOOR = 285 SQ. FT. (26.5 SQ. M.)
 FIRST FLOOR = 399 SQ. FT. (37.1 SQ. M.)
 SECOND FLOOR = 399 SQ. FT. (37.1 SQ. M.)
 THIRD FLOOR = 290 SQ. FT. (26.9 SQ. M.)
 REDUCED HEADROOM = 23 SQ. FT. (2.1 SQ. M.)
 TOTAL = 1698 SQ. FT. (157.7 SQ. M.)



This plan is for layout guidance only. Not drawn to scale unless stated. 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 before making any decisions reliant upon them. Please be advised that Hamptons International / our agents have not seen or reviewed any building regulations or planning permission in relation to works carried out to the property (ID313762)

For Clarification

We wish to inform prospective tenants that we have prepared these particulars as a general guide and they have been confirmed as accurate by the landlord. We have not verified permissions, nor carried out a survey, tested the services, appliances and specific fittings. Room sizes are approximate and measurement figures rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for

carpets and furnishings. It should also be noted that all fixtures and fittings, carpeted, curtains/blinds, kitchen equipment and garden statuary, whether fitted or not, are deemed removable by the landlord unless specifically itemised with these particulars. Please enquire in office or on our website for details on holding deposit and tenancy deposit figures.

| Energy Efficiency Rating | | Current | Potential |
|--------------------------|--------|---------|-----------|
| A | 92-100 | | |
| B | 81-91 | | 92 |
| C | 69-80 | | |
| D | 55-68 | | |
| E | 39-54 | 57 | |
| F | 21-38 | | |
| G | 1-20 | | |

England & Wales EU Directive 2002/91/EC

