



**KINGS CROSS ROAD LONDON WC1X**  
**£495 PER WEEK** AVAILABLE 11/02/2025

**Hamptons**  
THE HOME EXPERTS

# { THE PARTICULARS

Kings Cross Road London WC1X

£495 Per Week  
Furnished

 2 Bedrooms  
 1 Bathroom

## Features

- \*\*Price Includes Utilities Excluding Council Tax And Internet\*\*, - Two Bedrooms (No Separate Reception), - Modern Kitchen, - Shower Suite, - Second Floor, - Period Conversion, - Offered Furnished, - Council Tax - Band B  
Council Tax  
Council Tax Band B

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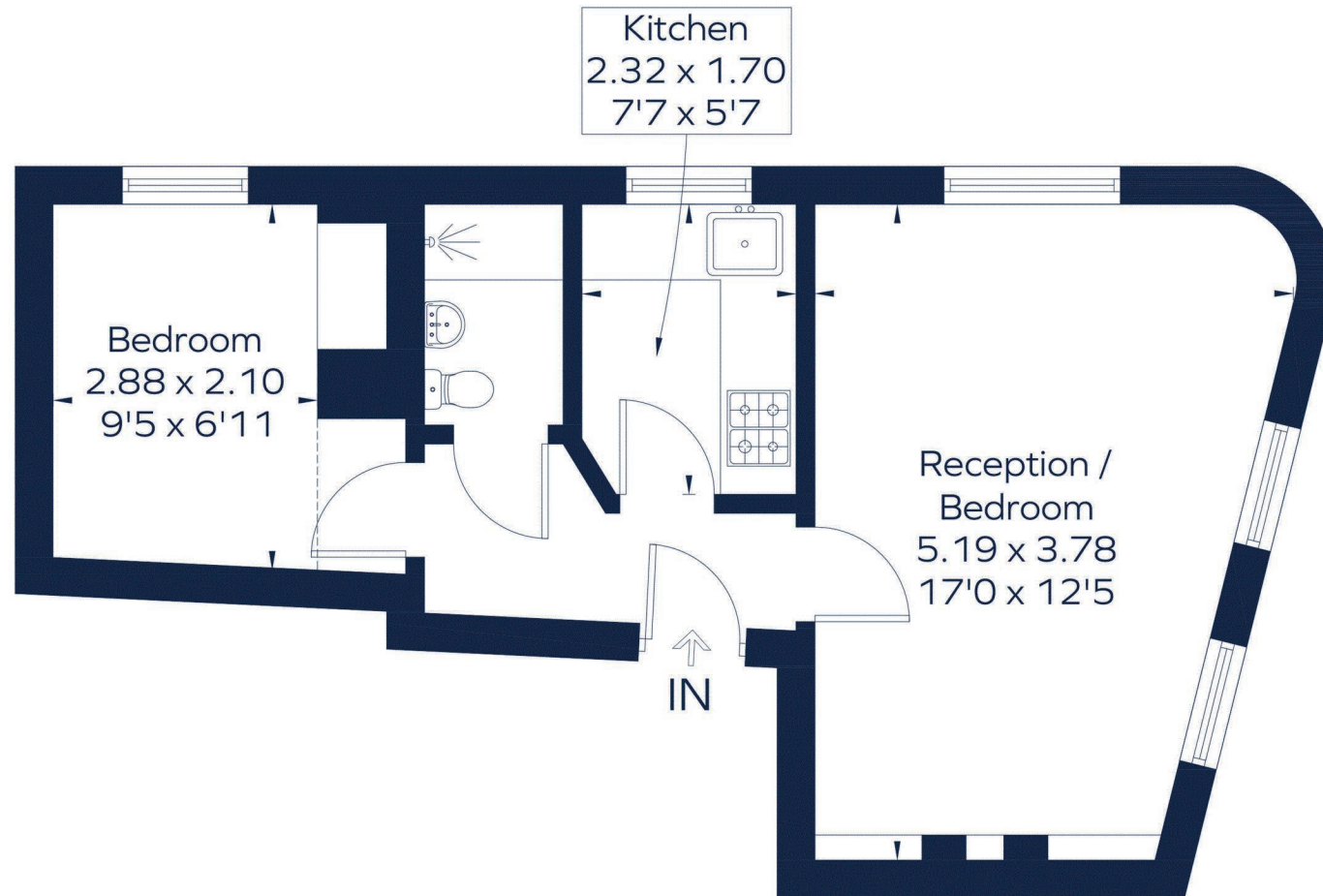
## The Property

\*\*Price includes utility bills (gas, electricity, water, TV licence) excludes Council tax and Internet\*\* Hamptons are pleased to offer this two bedroom apartment occupying the second floor of this period conversion, centrally located around the corner from Kings Cross station. Comprising one double bedroom, modern kitchen, shower suite and the reception lends itself to the second sleeping area. Offering wooden floors throughout and double glazed windows, the property is offered furnished and is suitable for two individual sharers. Located in the heart of Kings Cross with easy access to transport links, cafes and universities.



# KINGS CROSS ROAD

Approximate Gross Internal Area = 388 sq. ft. (36.1 sq. m.)



## First Floor

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. ID 1157735

### 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
Very energy efficient (low energy costs)	A		
Energy efficient (low energy costs)	B		
Decent energy efficiency (medium energy costs)	C		
Some energy efficiency (medium-high energy costs)	D	67	72
Low energy efficiency (high energy costs)	E		
Very low energy efficiency (high energy costs)	F		
Lowest energy efficiency (very high energy costs)	G		

England & Wales EU Directive 2002/91/EC



Awaiting Photograph