

# Frank Harris & Co.



## Plimsoll Building, N1C

£2,750,000

A rare opportunity to acquire an exceptional new-build residence in the heart of Coal Drops Yard, one of London's most desirable and design-led destinations. Totalling 2,818.9 sq.ft and positioned on the 9th floor with lift access, this luxurious three-bedroom, three-bathroom apartment offers an unmatched blend of space, sophistication, and style.

Residents benefit from 24/7 concierge service, a fully equipped gym, and the



The beautifully appointed interiors feature floor-to-ceiling windows, flooding the open-plan living area with natural light and framing sweeping views across the London skyline. A bespoke kitchen with high-end integrated appliances flows seamlessly into the dining and reception space perfect for both relaxing and entertaining. The apartment enjoys an abundance of outdoor space, including a large private terrace ideal for alfresco dining, and two additional balconies extending from the principal rooms and the open plan reception room.

Set moments from the boutiques, restaurants, and cultural vibrancy of Coal Drops Yard, and just a short walk from King's Cross St Pancras with its unrivalled transport links across London, the UK, and Europe.

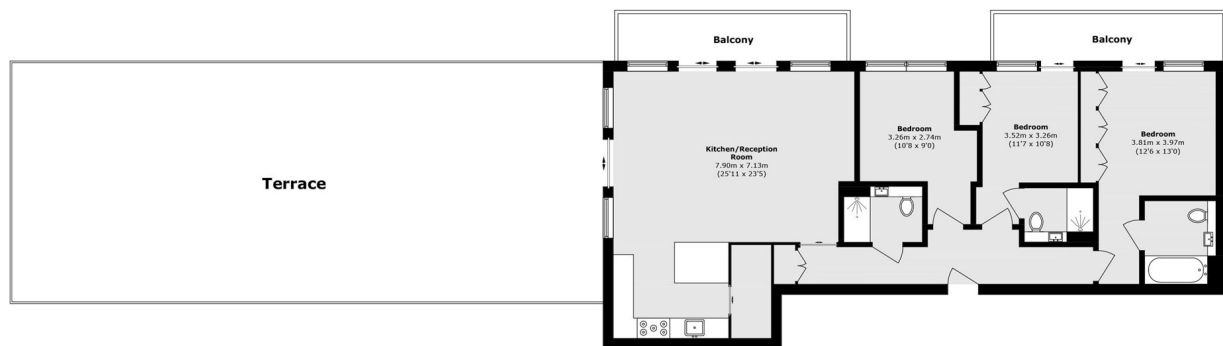
- No Onward Chain • Large Private Terrace • New Build •
- 24/7 Concierge With A Gym • 9th Floor With Lift Access • Two Additional Balconies •







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Total area (approx.): 119.6 sq. m (1287.3 sq. ft)

Balcony area (approx.): 18.9 sq. m (203.4 sq. ft)

Terrace area (approx.): 123.4 sq. m (1328.2 sq. ft)

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Energy Rating: . We aim to make our particulars both accurate and reliable. However they are not guaranteed; nor do they form part of an offer or contract. If you require clarification on any points then please contact us, especially if you're traveling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.

