






LEWIS CUBITT SQUARE

King's Cross NIC



THE ICONIC GASHOLDERS BUILDING IN KING'S CROSS NIC.

This impeccably finished eighth-floor apartment forms part of the iconic Grade II-listed Gasholders development.

			EPC
3	3	1	B

Local Authority: London Borough of Camden

Council Tax band: H

Tenure: Leasehold, approx. 242 years remaining

Ground rent: £1,000 per annum *

Service charge: £28,837.24 per annum *

Guide price: £3,000,000



Offering close to 1,500 sq ft of well-proportioned lateral accommodation with three bedrooms, the property also features a balcony with open views across the canal.

Upon entry, a striking glass frontage showcases a cast-iron column set against the city skyline, allowing natural light to flood the interior.

The principal suite is enhanced by a walk-in dressing area and a luxurious en-suite bathroom complete with a walk-in shower and freestanding bath. Two additional double bedrooms are served by a contemporary family bathroom.







The historic cast-iron columns encircle three newly constructed residential cylinders, connected at ground level by a glazed cloister overlooking a landscaped central courtyard.. Further connectivity is provided by external bridges on levels one, five and eight, offering access to the thoughtfully designed communal roof gardens within Gasholder 12.

Each cylinder features a covered central atrium providing access to the apartments and an exceptional range of resident amenities, including a business suite with lounge and reservable meeting rooms; an entertainment suite with bar, private dining facilities and a 14-seat cinema; a fully equipped gym with bookable studio; and a residents' spa featuring a hydro pool, steam room and sauna. A 24-hour concierge and porter service completes the offering.

* Please note that we have been unable to confirm the date of the next review for ground rent and service charge. You should ensure that you or your advisors make your own inquiries.

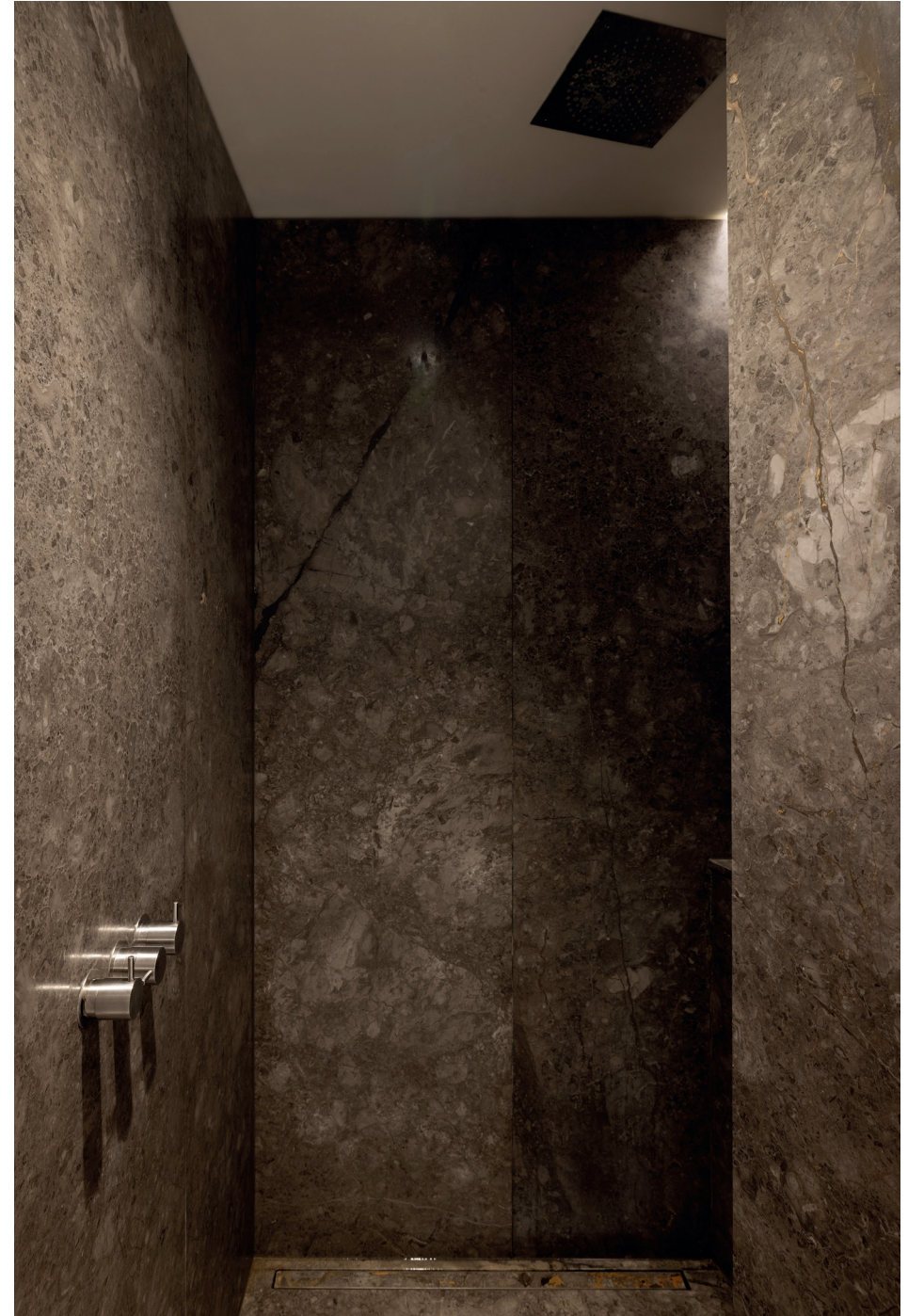
** We have been informed that the primary external wall materials of the building/block have been assessed for fire safety. The assessor concluded that the fire risk of the external wall materials is sufficiently low that no remedial works are required. If you have any further questions, you should seek independent professional advice



LOCATION

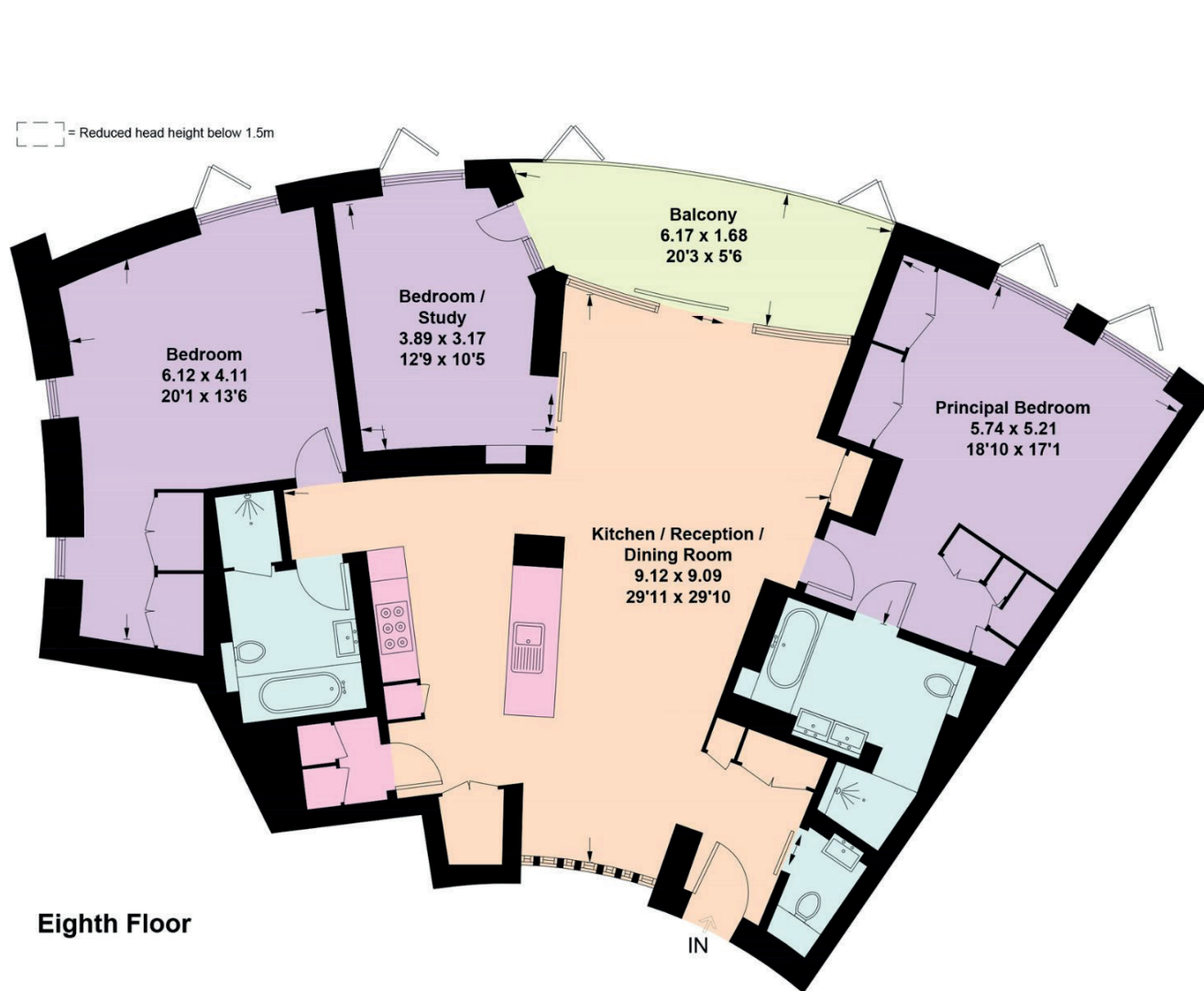
Gasholders London is a remarkable feat of contemporary design and cutting-edge engineering by renowned architects Wilkinson Eyre, working with Jonathan Tuckey Design on interiors and Dan Pearson Studio on landscaping.

There are 145 distinctive apartments and penthouse, built within a refurbished triplet of Grade II-listed, cast-iron gasholder guide frames, next to the Regent's Canal.









Approximate Gross Internal Area = 138.0 sq m / 1485 sq ft

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. (ID767266)



We would be delighted
to tell you more.

Sebastian Toy
+44 203 657 7348
sebastian.toy@knightfrank.com

Knight Frank Islington
321-322 Upper Street
London N1 2XQ

knightfrank.co.uk

Your partners in property

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of Knight Frank. 2. Material Information: Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. 6. VAT: The VAT position relating to the property may change without notice. 7. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated January 2026. Photographs and videos dated December 2025. All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.