



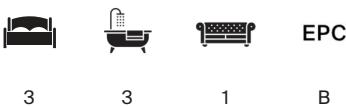
## LEWIS CUBITT SQUARE

King's Cross NIC



# THE ICONIC GASHOLDERS BUILDING IN KING'S CROSS N1C.

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



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 \*

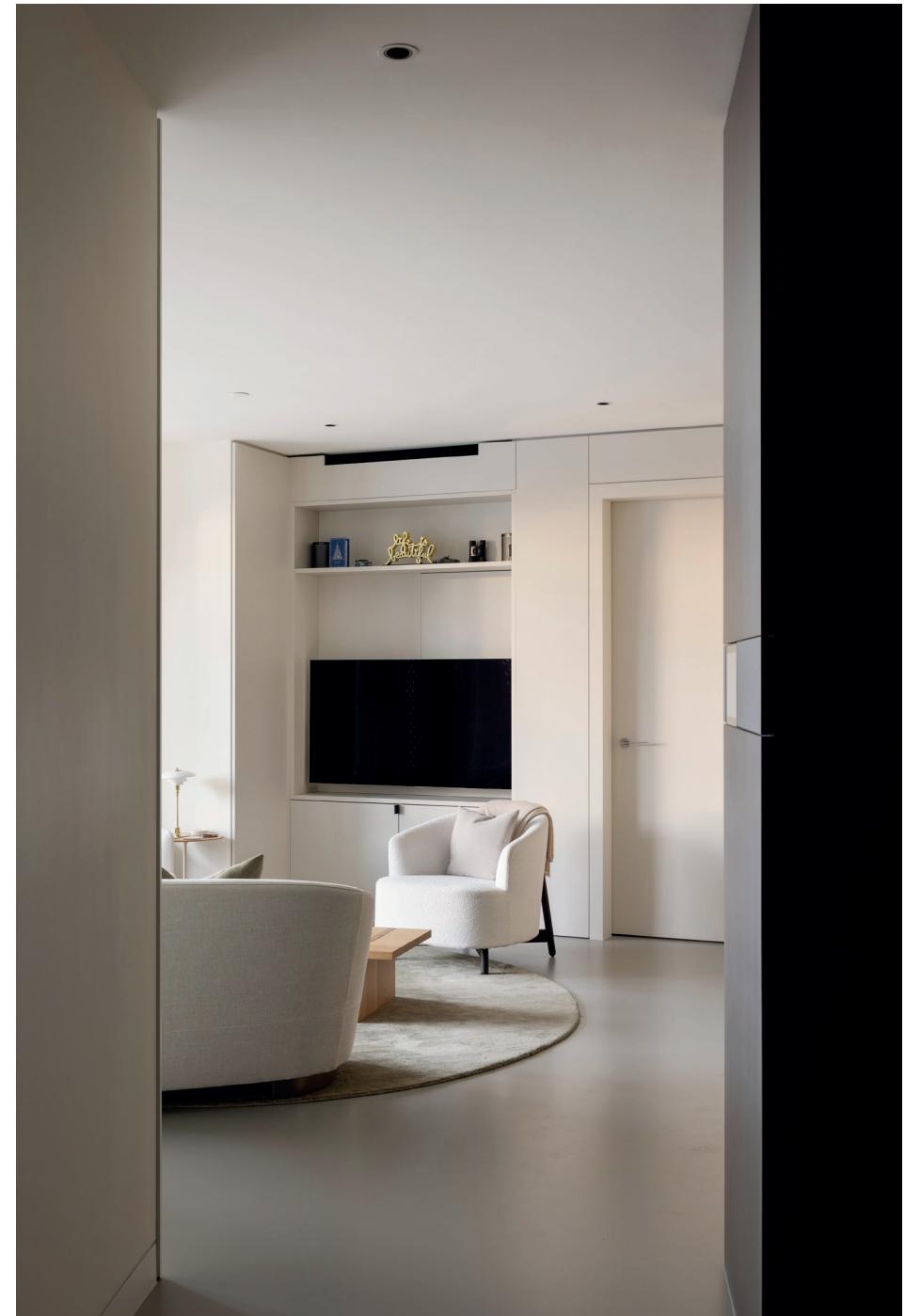
Guide price: £3,000,000



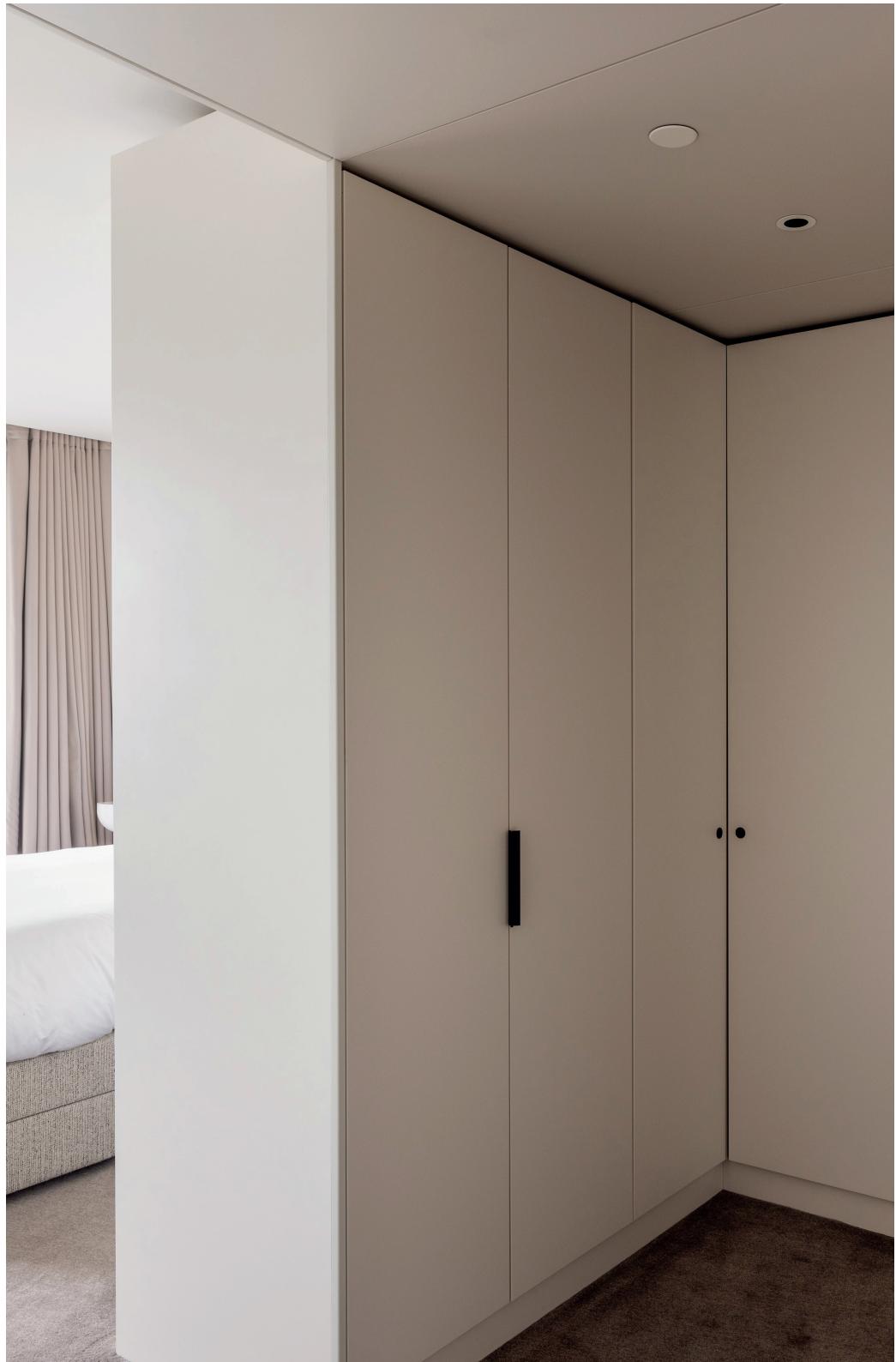
Offering close to 1,500 sq ft of well-proportioned lateral accommodation with three bedrooms, the property also features a balcony with open views across the canal.

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.

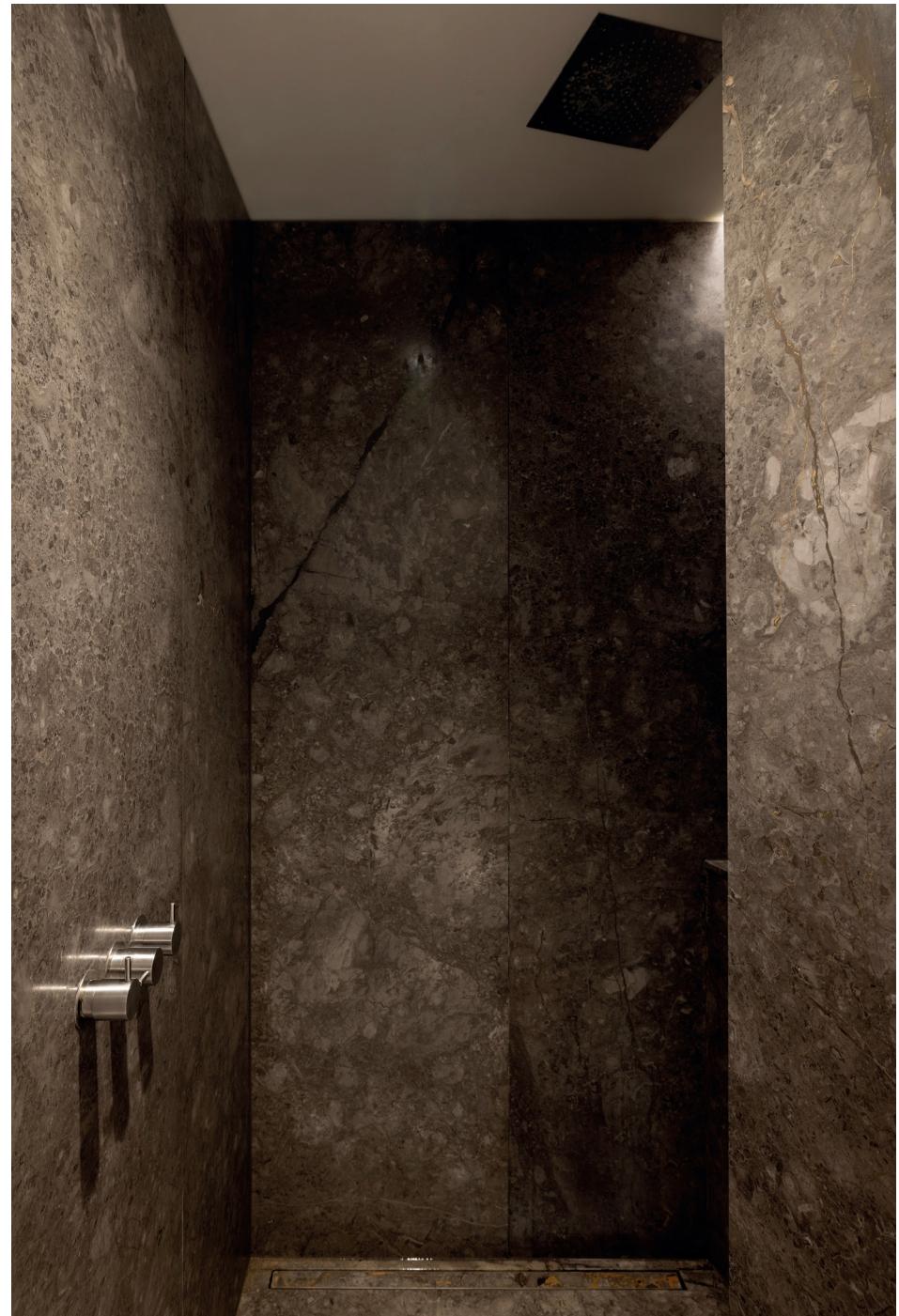
\*\* We have been informed that the primary external wall materials of the building/block have been assessed for fire safety. The assessor concluded that the fire risk of the external wall materials is sufficiently low that no remedial works are required. If you have any further questions, you should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