



## 14 Hand Axe Yard, Gray's Inn Road, London, WC1X 8QR

**£900 Per Week**

A 2 double bedroom 2 bathroom first floor apartment for rent with private terrace within this popular development 'ST PANCRAS PLACE' located in London's most sought after area Kings Cross WC1.

Large & bright open plan living room, oak veneer wooden flooring, access to terrace, luxury fitted kitchen, beautiful bathroom suite & shower room and two double bedrooms.

St Pancras Place could not be better situated, being only a short walk to St Pancras train station, Euro Star International station & Kings Cross tube station also a short walk away, so to are a host of local shops, cafes, bars and supermarkets very close by.

On site concierge, comes furnished & residents gym.

PROPERTY AVAILABLE FROM 21.08.2026

Marketing of On-Site Amenities and Agent Indemnity.

- 1ST FLOOR APARTMENT
- FURNISHED
- OPPOSITE ST PANCRAS STATION
- PRIVATE TERRACE
- AVAILABLE FROM 21.8.26
- CONCIERGE
- TERRACE
- 2 DOUBLE BEDROOMS
- GYM
- 2 LUXURY BATHROOMS

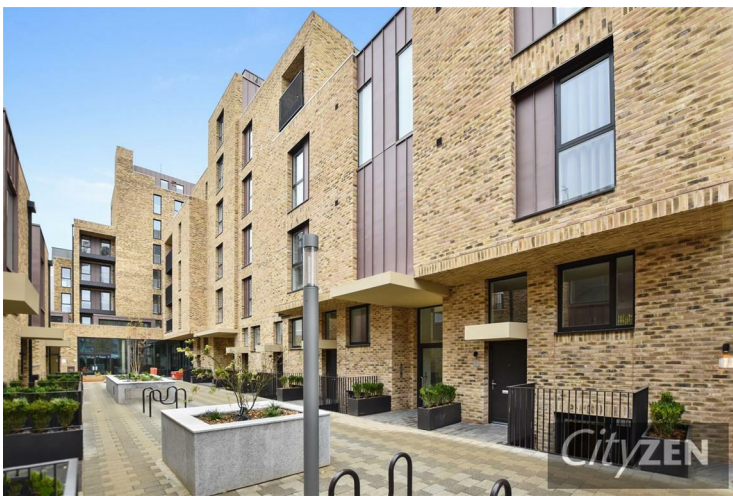
# 14 Hand Axe Yard, Gray's Inn Road, London, WC1X 8QR



HAND AXE YARD



KITCHEN



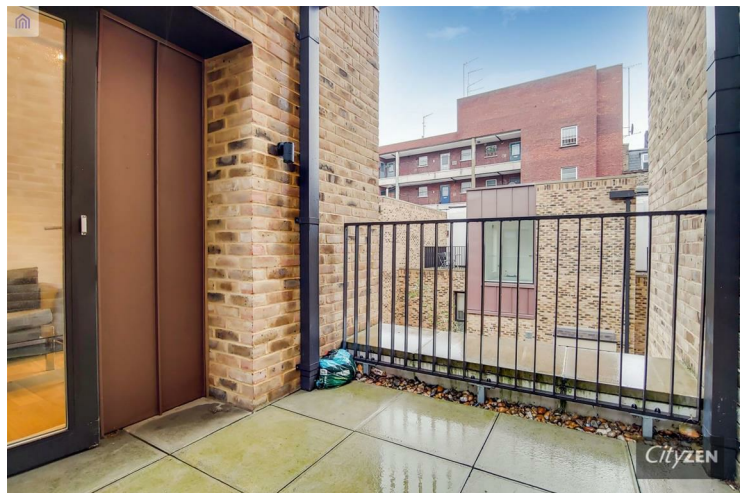
HAND AXE YARD



BEDROOM



RECEPTION ROOM



PRIVATE TERRACE

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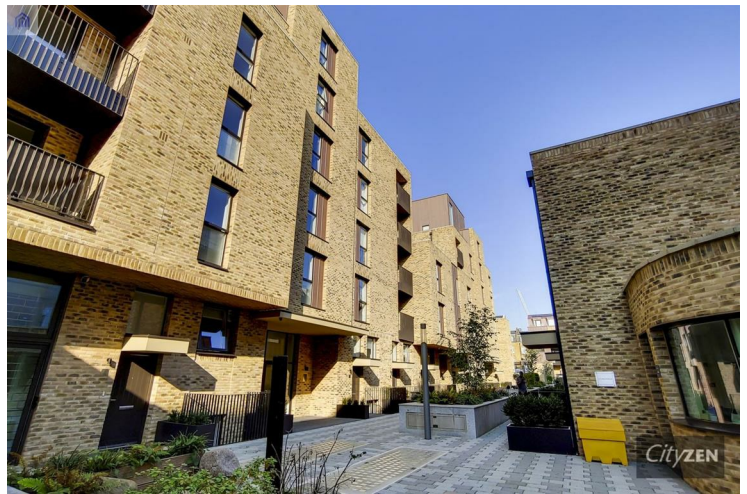
KITCHEN/DINING AREA



BEDROOM



RECEPTION ROOM



HAND AXE YARD



BEDROOM



GATED ENTRANCE FROM GRAYS INN RD

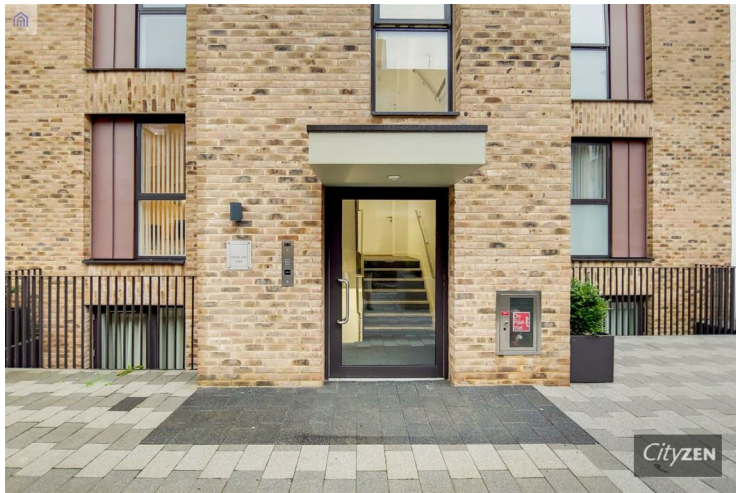
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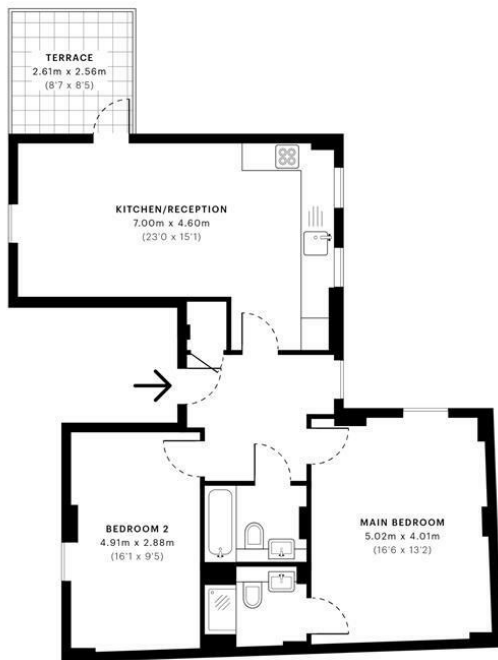
BATHROOM



SHOWER ROOM



ENTRANCE



- Second Floor

**GROSS INTERNAL AREA (GIA)**  
The footprint of the property  
79.33 sqm / 853.90 sqft

**NET INTERNAL AREA (NIA)**  
Excludes walls and external features  
Includes measurements restricted head height  
75.69 sqm / 814.72 sqft

**EXTERNAL STRUCTURAL FEATURES**  
Balconies, terraces, verandas etc.  
6.68 sqm / 71.90 sqft

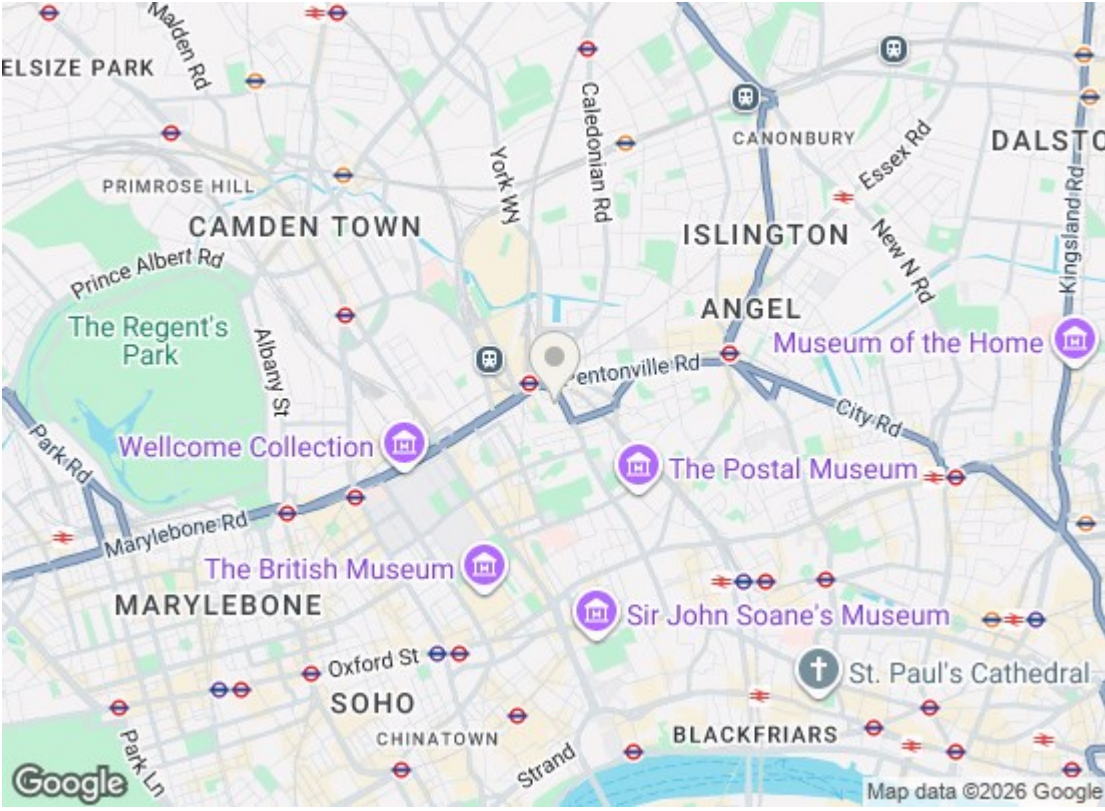
**RESTRICTED HEAD HEIGHT**  
Limited use area under 1.5m  
0.00 sqm / 0.00 sqft

**spec Verified** **RICS Certified Property Measurer**

Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 2E Residential: 86.74 sqm / 933.66 sqft  
IPMS 2E Commercial: 84.01 sqm / 904.28 sqft

SPIC ID: 5f6e0ba27f00e0da2b4e256



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>85</b>	<b>85</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>	<b>93</b>	<b>93</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC		

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.