



## LEWIS CUBITT WALK

King's Cross NIC





# A THREE BEDROOM APARTMENT IN LUMA HOUSE, NIC

Situated within the modern and sought-after Luma House  
development in the heart of King's Cross.



3



2



1

EPC

B

Local Authority: London Borough of Camden

Council Tax band: G

Tenure: Leasehold, approx. 242 years remaining

Ground rent: £1,000 per annum, reviewed every 25 years, next review due 2042

Service charge: £22,726.42 per annum, reviewed annually, next review due 2026

Guide price: £2,350,000





## LEWIS CUBITT WALK KING'S CROSS NIC

This beautifully presented three bedroom duplex apartment offers spacious and contemporary living across three floors, complete with private outdoor space and a secure parking space with an EV charger. The apartment benefits from unique views from the balconies overlooking Lewis Cubitt Park and Jellicoe Gardens.

The apartment extends to approximately 1,493 sq ft and is flooded with natural light throughout. The sixth floor features an inviting entrance hallway leading to two well-proportioned bedrooms, a stylish family bathroom and a modern kitchen, with direct access to a private balcony.











The lower mezzanine floor is dedicated to a generous reception and dining area, creating the perfect space for entertaining, and opens on to a second private balcony. Additionally, the apartment enjoys a bespoke addition of 4 m<sup>3</sup> of storage space to the already generous design.

The lower floor is home to a luxurious principal bedroom suite with a walk-in wardrobe, en suite bathroom and a third private balcony.

Finished to a high standard, the property combines modern design with excellent storage and a sense of light and space. In addition to its three private balconies, the apartment further benefits from a secure allocated parking space and a private storage unit on the lower level of the development.

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

Luma House is a striking contemporary development just moments from the vibrant amenities of King's Cross, Granary Square and Coal Drops Yard. Exceptional transport links are on the doorstep, with King's Cross St Pancras providing underground, national and international connections.



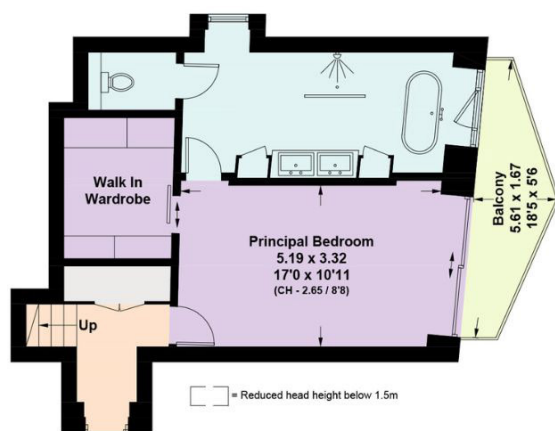




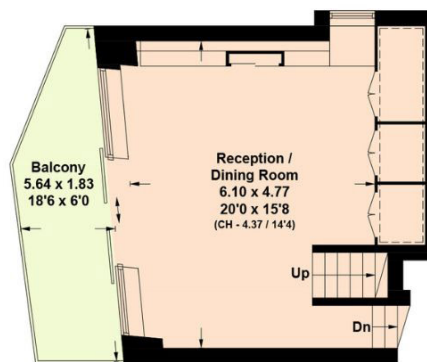




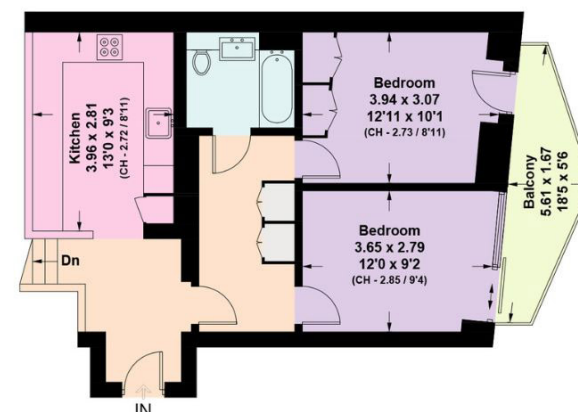




Fifth Floor



Lower Mezzanine Floor



Sixth Floor

Approximate Gross Internal Area = 138.7 sq m / 1493 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.

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