



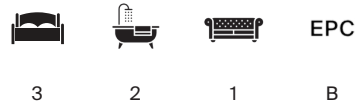
LEWIS CUBITT WALK

London NIC



A THREE BEDROOM APARTMENT IN LUMA HOUSE, NIC.

A lateral apartment set within the contemporary Luma House development, offering modern living, generous proportions and direct access to a superb private roof terrace.



Local Authority: London Borough of Camden

Council Tax band: F

Tenure: Leasehold; approx. 241 years remaining

Ground rent: £1,000*

Service charge: £19,525.70 per annum*

Guide price: £2,250,000



Arranged laterally across the seventh floor, the apartment spans over 1,100 sq ft. The principal bedroom features built-in wardrobes and a sleek en-suite shower room, while a second double bedroom sits nearby, along with a stylish family bathroom. A separate study provides an ideal workspace, and a useful utility cupboard is neatly positioned off the hallway.





The heart of the home is the bright, open-plan kitchen, dining and reception area, where full-height glazing frames the greenery of Lewis Cubitt Park beyond. Stairs lead up to the large, private roof terrace above, accessed via an electronically operated door, offering an exceptional space for outdoor dining, relaxing, or entertaining.

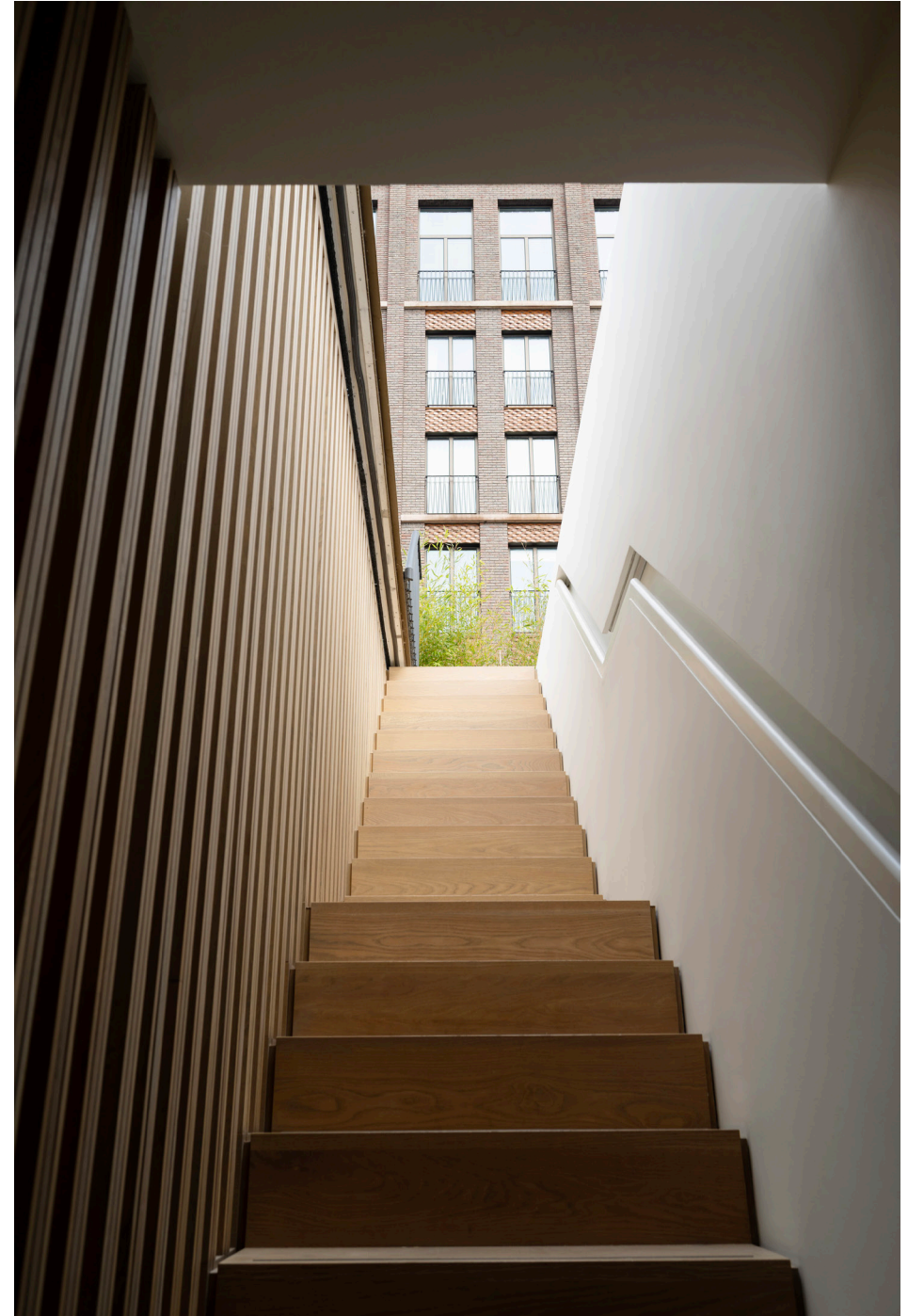
*Please note that we have been unable to confirm the date of the next review for ground rent and service charge. You should ensure that you or your advisors make your own inquiries.

**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



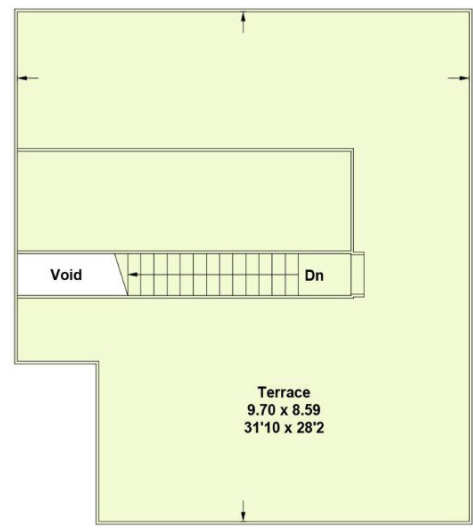
LOCATION


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.



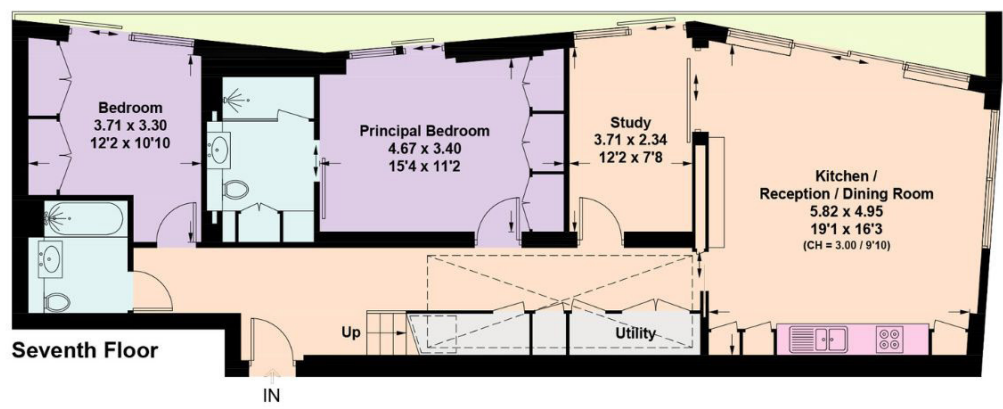






 = Reduced head height below 1.5m

Eight Floor



Seventh Floor

(Including Limited Use Area)
Approximate Gross Internal Area = 102.5 sq m / 1,103 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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