

Pentonville Road

Islington, N1

Asking Price £1,100,000

Set within a striking modern development in the highly desirable King's Cross Conservation Area, this exceptional two-bedroom apartment offers bright, well-balanced living space ideal for modern city living a stone's throw from Kings Cross.

CHESTERTONS









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- Impressive first floor contemporary apartment
- 2 well-proportioned double bedrooms with ensuite bathrooms
- Modern high-specification bathrooms and open-plan living areas.
- Enhanced comfort with luxury underfloor heating throughout.
- Car free development
- Positioned within the desirable King's Cross Conservation Area.
- Ideally positioned moments from King's Cross and St Pancras International.



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This unique property comprises, a generous open-plan living and dining area, perfectly complemented by a sleek, high-spec kitchen with integrated appliances, all kept comfortable year-round with modern underfloor heating and direct access to one of the private terraces. Both bedrooms are comfortable doubles benefiting from ample natural light and built-in storage options, served by stylish, contemporary ensuite bathrooms with the principal bedroom having direct access to another private terrace. *This is a car free development*

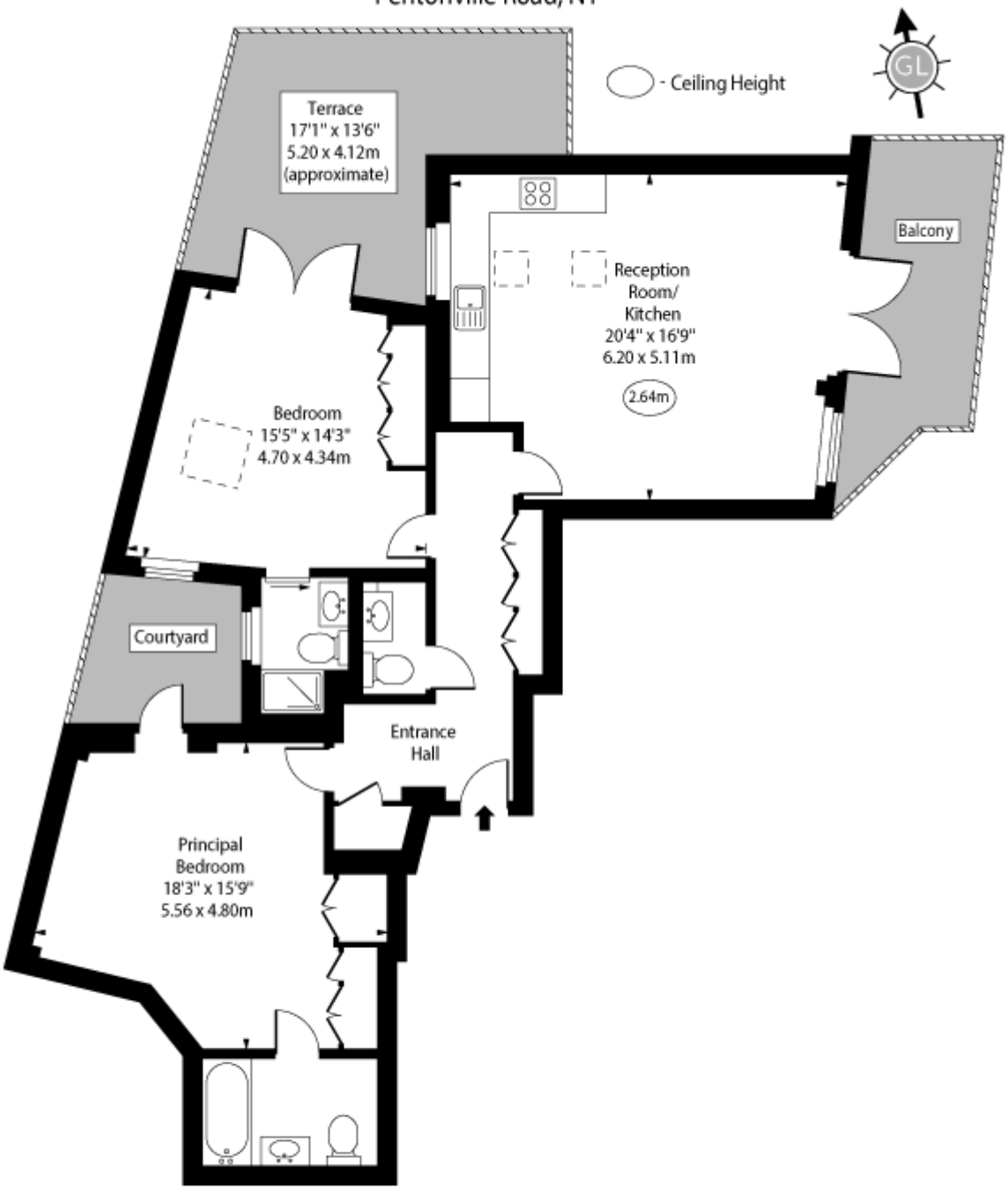
Pentonville Road is superb proximity to the dynamic amenities, cultural attractions and international transport connections of King's Cross and nearby neighbourhoods. Within close proximity to King's Cross & St. Pancras, meaning easy access to shops, restaurants, cafés, galleries and cultural venues (including Coal Drops Yard and Granary Square). King's Cross & St. Pancras stations are a few minutes away, offering multiple Underground lines (Circle, Hammersmith & City, Metropolitan, Northern, Piccadilly, Victoria) and national / international services via Thameslink, Midlands, and Eurostar. Various bus routes run through the area, giving rapid connections to neighbouring districts such as Camden, Bloomsbury, Islington and the City. Excellent pedestrian links to Regent's Canal, Granary Square and the Regent's Park stretch; also well served by Santander cycle hire docking stations nearby.

Tenure: Leasehold 988 years 2 months
Service Charge: £7572.14 Includes building insurance
Ground Rent: £0
Local Authority: Islington
Council Tax Band: E

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First Floor

Approx Gross Internal Area 996 Sq Ft - 92.53 Sq M

Every attempt has been made to ensure the accuracy of the floor plan shown.
However, all measurements, fixtures, fittings, and data shown are approximate interpretations and for illustrative purposes only. Measured according to the RICS. Not To Scale.
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