



BATTERSEA & NINE ELMS  
ESTATES



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## Gasholders Building, Kings Cross

Asking Price £1,150,000

Centrally located this modern and unique development offers a wonderful collection of contemporary apartments inspired by the industrial architecture of the grade-II listed Gasholder guild frames. This two double bedroom property features fully integrated Miele appliances, underfloor heating & comfort cooling combined with a sleek and luxurious designed interior.

This incredible development offers a wealth of residents facilities which include, meeting rooms, gym, swimming pool and 24 hour concierge service.

Approximately 242 years remaining on lease

Ground rent amount: Ask agent

Ground rent review period: Ask agent

Service charge amount: approx. Ask agent

Service charge review period: N/A

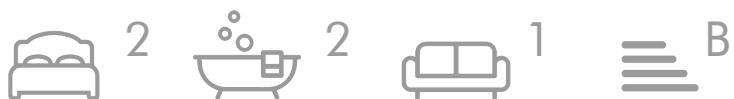
Council tax band: F (Camden)

Electricity supply – Mains | Cold Water supply – Mains | Sewerage – Mains | Hot water, heating & comfort cooling – Communal | Internet: Fttp | No Parking |

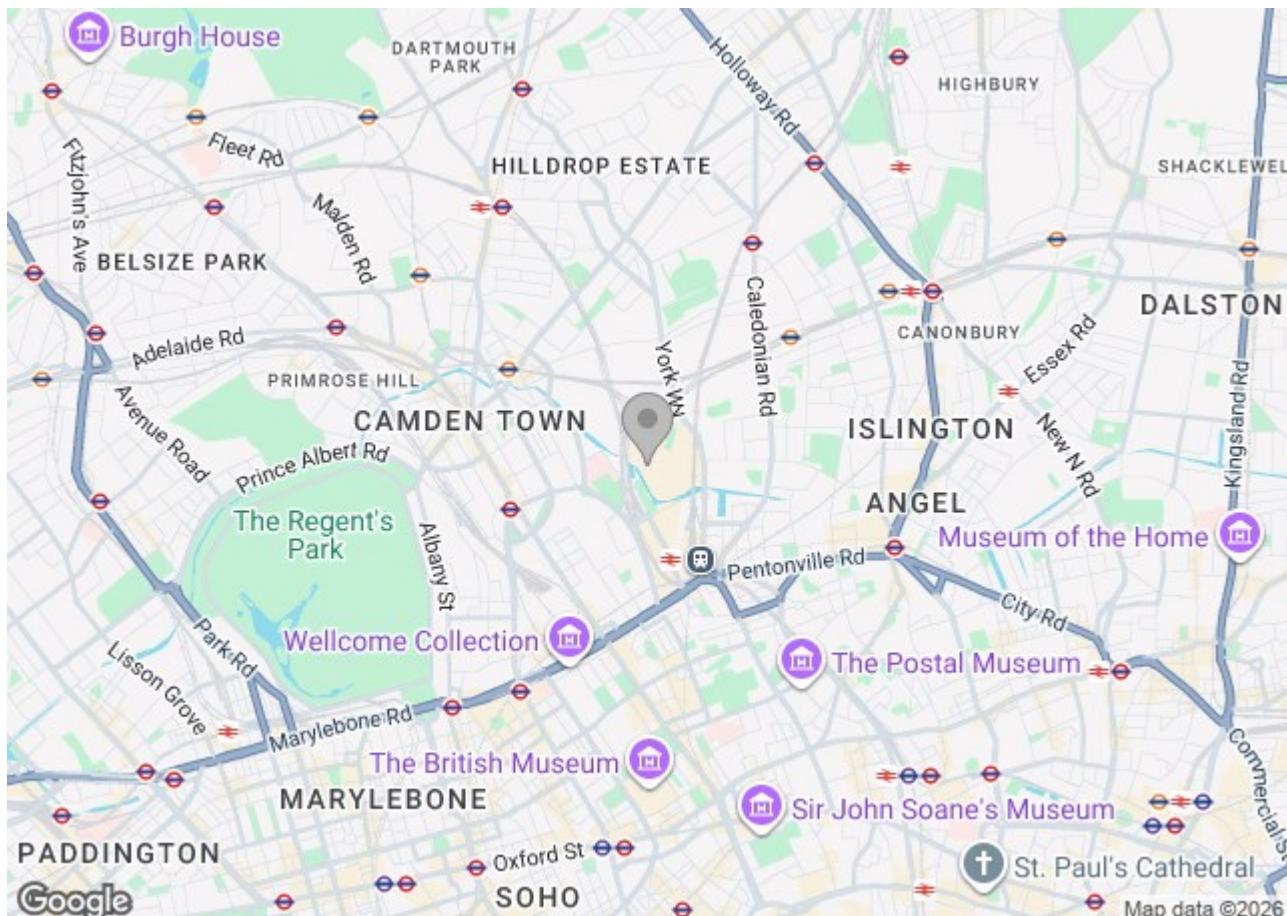
To check broadband and mobile phone coverage please visit Ofcom.

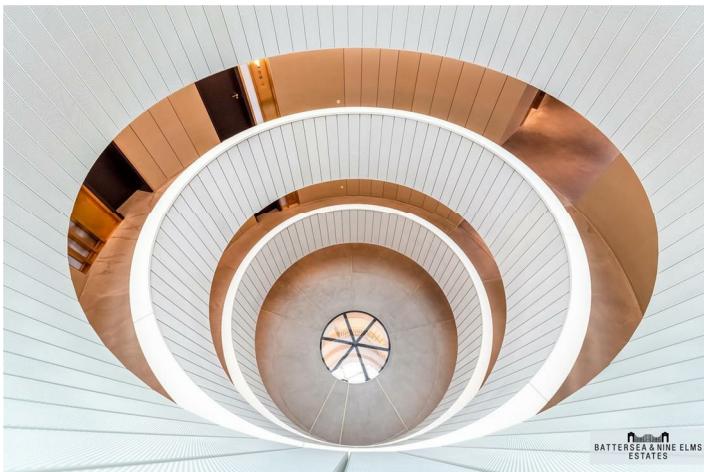
To check planning permission please visit Camden Council Website, Planning & Building Control

# Lewis Cubitt Square London



- Miele appliances
- Underfloor heating & comfort cooling
- Two double bedrooms
- Two bathrooms (one en-suite)
- 24 Hour concierge
- Excellent transport links





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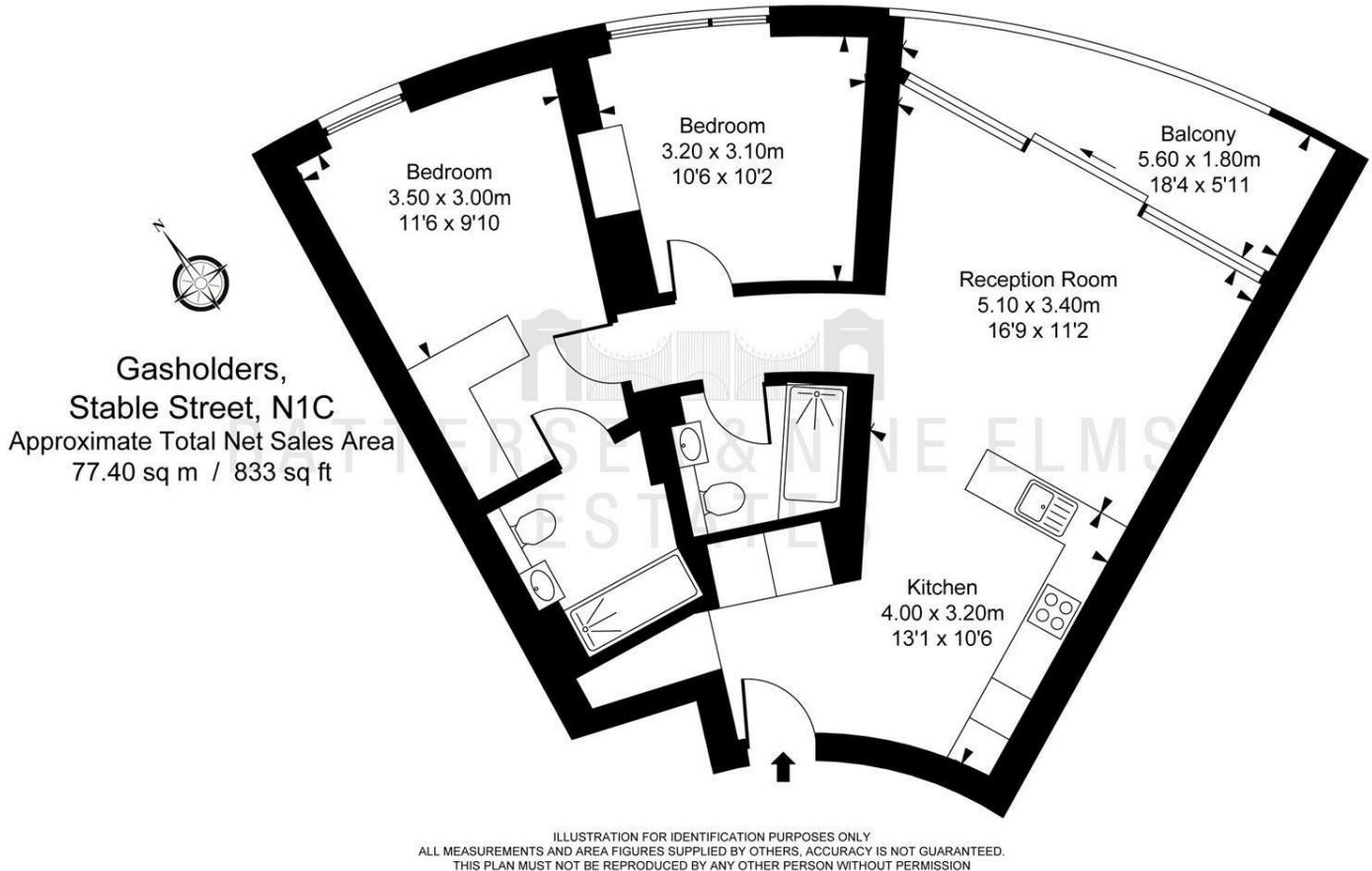


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## Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus) A		82	82
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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) A		91	91
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	