



# Claremont Heights

Pentonville Road, N1

Asking Price £850,000

A well-presented 2 double bedroom penthouse apartment set in in this extremely highly regarded modern development. The apartment is South facing, benefitting from a balcony with far reaching views across London along with a rear balcony to the North.

**CHESTERTONS**



# Clarendon Heights

70 Pentonville Road, N1

- 2 double bedrooms
- Top floor penthouse
- 2 bathrooms
- 2 balconies
- Private secure allocated parking space
- Moments from Kings Cross and Angel



A well-presented 2 double bedroom penthouse apartment set in in this extremely highly regarded modern development. The apartment is South facing, benefitting from a balcony with far reaching views across London along with a rear balcony to the North. The property is bright and well-proportioned comprising; master bedroom with ensuite shower room and doors opening to the private North facing balcony, double second bedroom, main family bathroom; contemporary kitchen with modern appliances and a spacious reception room with access out to the South facing balcony overlooking Claremont Square. Accessed via the rear, the development benefits from secure off-street parking and a day time concierge. The property is ideally located in the heart of the popular area of King's Cross and is within easy reach of all the shops, bars and restaurants of Granary Square. The property is set on Pentonville Road and can be alternatively accessed from White Lion Street, where the parking is located. Kings Cross has a history of bustling businesses that thrived on Britain's great rail networks. Railways still play a big part in King's Cross and St Pancras, as it is one of London's busiest links between the National Rail network, with no fewer than six Underground lines and nine bus routes, with of course a direct link to mainland Europe. The regeneration is being built upon by the continued investment attracting blue chip employers such as Google and Central St Martins College.

**Tenure:** Leasehold 970 years 4 months

**Service Charge:** £5500

**Ground Rent:** £150

**Local Authority:** Islington

**Council Tax Band:** F

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	76	77
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

### *Chestertons Islington Sales*

327-329 Upper Street

Islington

London

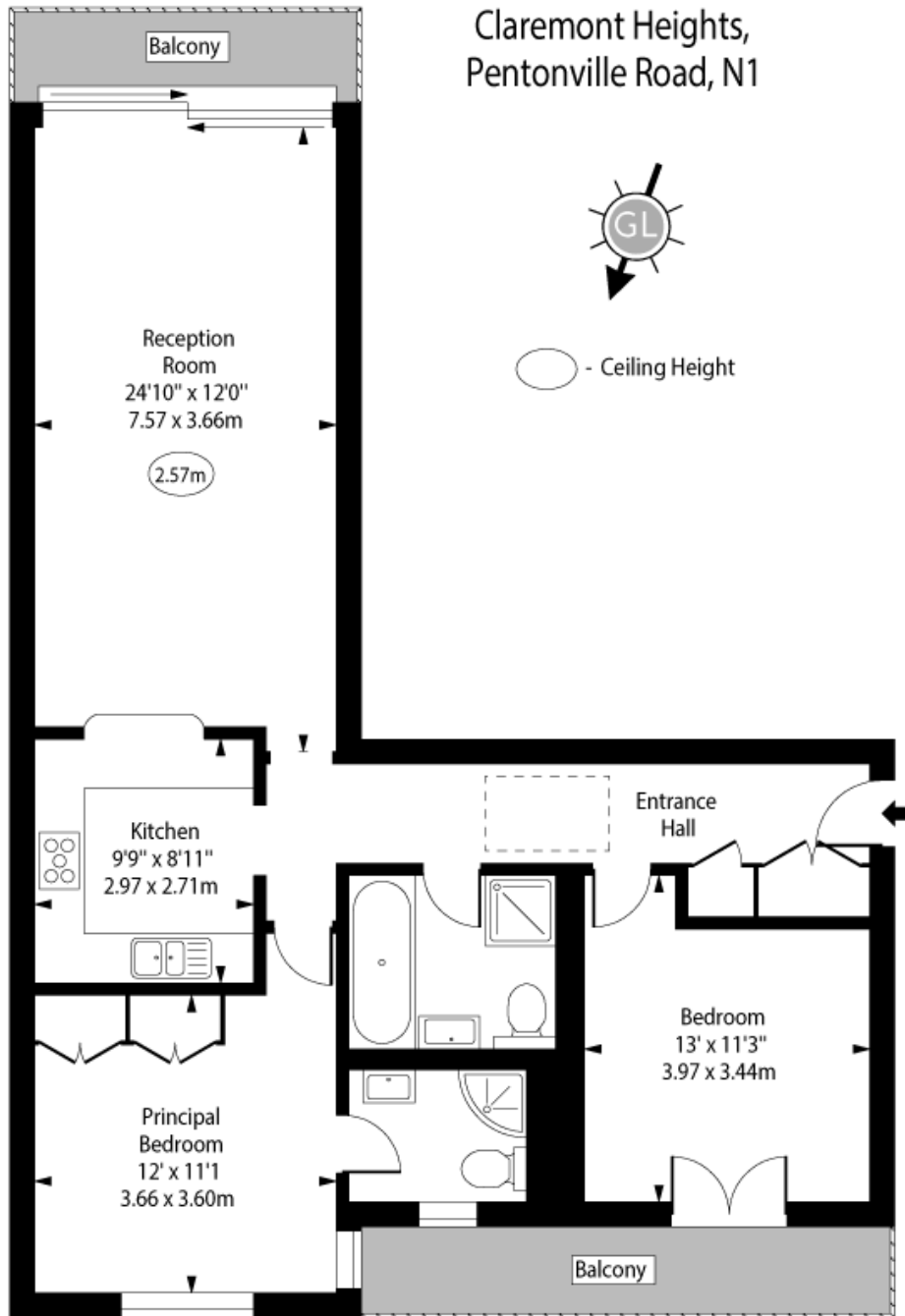
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Claremont Heights,  
Pentonville Road, N1



Fifth Floor

Approx Gross Internal Area

922 Sq Ft - 85.65 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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