

# Frank Harris

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## & Co.

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**Bevin Court, WC1X**

**£425,000**

A spacious and light-filled one bedroom apartment situated on the fifth floor of this unique Grade II\* listed building, ideally positioned between Angel and King's Cross International stations. The property boasts a bright living room with impressive city views, a separate fitted kitchen, and a modern bathroom.



Ideally located close to the burgeoning King's Cross tech hub and the fashionable Angel, Cruikshank Street enjoys a peaceful, leafy setting just 0.6 miles from King's Cross Station and 0.6 miles from Angel Station. The vibrant Exmouth Market is also nearby, offering an excellent selection of bars and restaurants.

- One Double Bedroom • Good Natural Light • Grade II\* listed Building •
- 5th floor with lift • Wood Floors • Good Storage •



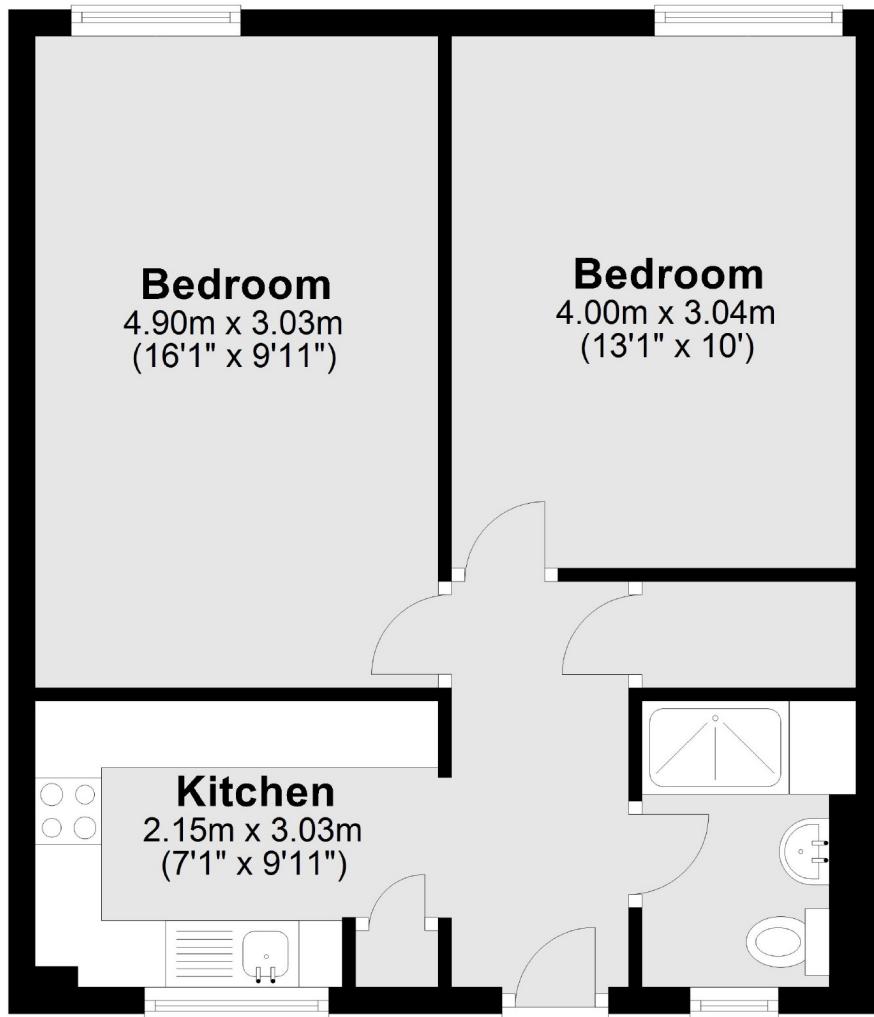
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### Fifth Floor



Total area: approx. 44.1 sq. metres (474.9 sq. feet)

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Energy Rating: D. We aim to make our particulars both accurate and reliable. However they are not guaranteed; nor do they form part of an offer or contract. If you require clarification on any points then please contact us, especially if you're traveling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.

 RICS | Regulated Estate Agent and Letting Agent