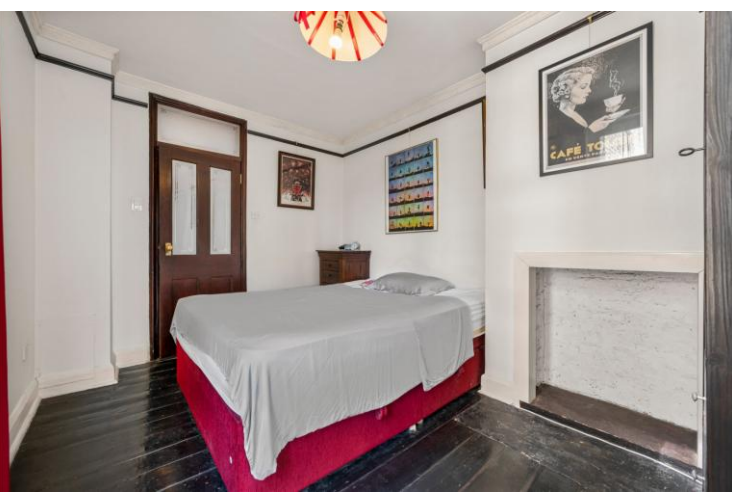
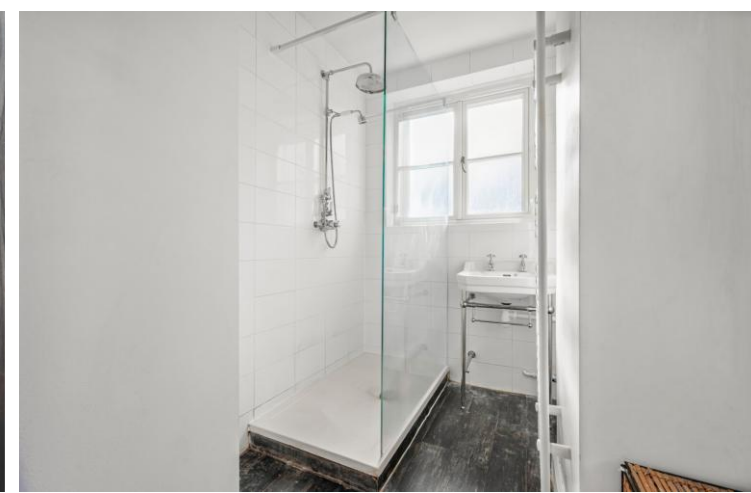




Derby Lodge
Britannia Street, WC1X





Five minutes' walk from King's Cross St Pancras: a bright, triple-aspect one-bedroom flat with a separate kitchen, two original fireplaces, and a shower room with a separate WC. It sits in a recently renovated Grade II listed mansion block.

Windows face north, south and west, so the flat gets light from morning to evening, which is unusual for a one-bedroom flat. The reception room (approx. [x]ft x [x]ft) has room for both a sofa and a dining table. It has an original fireplace and hardwood floors. The kitchen is modern, fitted and separate from the living space. Timber double glazing has been installed throughout with listed building consent, so you get period character without the draughts or the noise.

The double bedroom takes a full-size bed and has built-in storage and a second original fireplace. The walk-in shower room and separate WC mean guests never need to go through your bathroom.

Britannia Street is a quiet, tree-lined road between King's Cross, Bloomsbury and Clerkenwell. Coal Drops Yard, Granary Square and the Regent's Canal towpath are a few minutes' walk away. King's Cross St Pancras gives you six Underground lines, Thameslink, and the Eurostar to Paris.

- 171-year lease remaining at a peppercorn ground rent, with no further premium payable
- Major structural and external works to the building completed in 2025
- Service charge approx. £2,600 p.a., including communal heating and hot water
- EPC C (above the block average)

Offers in excess of
£400,000

Tenure: Leasehold 170 years 9 months

Service Charge: £2,662 Communal Heating, Hot Water, Gas, Insurance, Repairs, Lighting, Cleaning, Management

Ground Rent: £0

Local Authority: Camden

Council Tax Band: C

Chestertons Covent Garden Sales

196 Shaftesbury Avenue

London

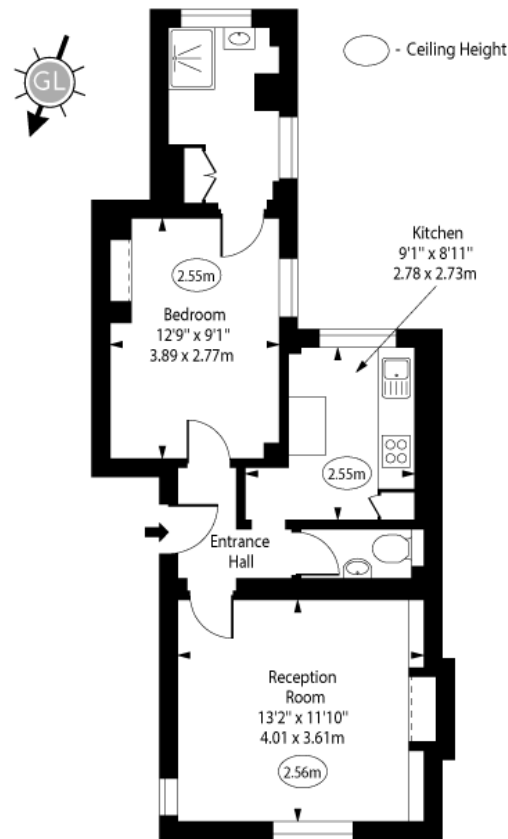
WC2H 8JF

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020 3040 8300

[chestertons.co.uk](https://www.chestertons.co.uk)

Derby Lodge,
Britannia Street



Second Floor

Approx Gross Internal Area 470 Sq Ft - 43.66 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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