



Kings Cross Road

Bloomsbury, WC1X

Offers in excess of £900,000

A spacious and bright, two double bedroom top floor duplex with two private terraces all within a short distance to King Cross Station, Exmouth Market and Coal Drops Yard. This property is set within the Bloomsbury Conservation area.

CHESTERTONS



Kings Cross Road

Bloomsbury, WC1X

- Spacious & bright Duplex apartment
- Two double bedrooms
- Two private terraces
- Impressive 30ft Open-plan Kitchen/Living Room
- Bike storage
- Car free property
- Set within the Bloomsbury Conservation area
- Within a short distance to King Cross Station and Coal Drop Yard



A spacious and bright, two double bedroom top floor duplex with two private terraces all within a short distance to King Cross Station, Exmouth Market and Coal Drops Yard. This property is set within the Bloomsbury Conservation area.

This modern & stylish home comprises, a large open plan reception/kitchen/dining space with cosy living area with added storage, well equipped modern kitchen area with a dining section that leads onto the private terrace space that is perfect for entertaining. The 2nd floor has a large principal bedroom with extensive built in wardrobes and a ensuite shower room, a family bathroom and second double bedroom with built in storage and access to its own private balcony space. This property is set within the Bloomsbury Conservation area and is a *Car free property*

The location is particularly well placed for an excellent selection of independent shops, cafés, restaurants and everyday amenities. Exmouth Market, approximately 0.3 miles away, is renowned for its vibrant food and café scene, while the amenities of Amwell Street, Pentonville Road and Upper Street are also readily accessible. Transport connections are excellent, with Angel Underground station approximately 0.3 miles away, providing access to the Northern line. King's Cross station is approximately 0.5 miles away. This is an exceptional opportunity to acquire a substantial period home needing refurbishment, in one of central London's most desirable residential enclaves, combining four floors of Georgian character, generous family accommodation and a section of the rear garden, with an outstanding choice of amenities and transport links close at hand.

Tenure: Share of Freehold 136 years 7 months
Service Charge: £3503 Includes buildings insurance
Ground Rent: £0
Local Authority: Camden
Council Tax Band: E

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	80 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

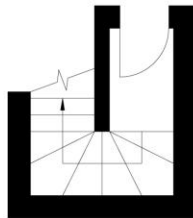
Chestertons Islington Sales

327-329 Upper Street
 Islington
 London
 N1 2XQ
 islington@chestertons.co.uk
 020 7359 9777
 chestertons.co.uk

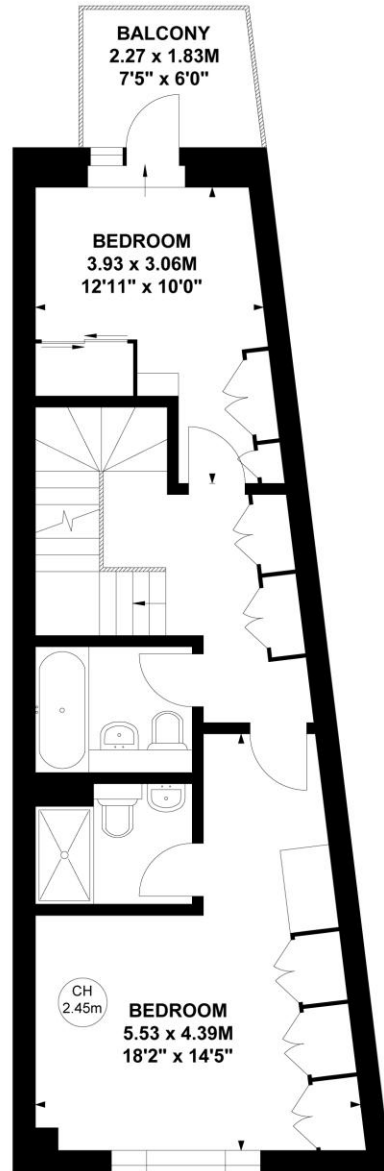
Kings Cross Road, WC1X

Approximate gross internal area
85.56 sq m / 921 sq ft

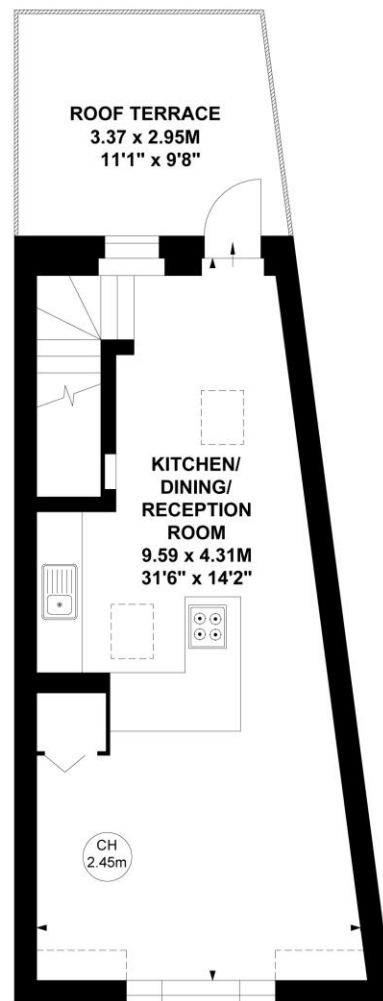
Key :
CH - Ceiling Height



First Floor



Second Floor



Third Floor

Not to scale, for guidance only and must not be relied upon as a statement of fact.
All measurements and areas are approximate only

