



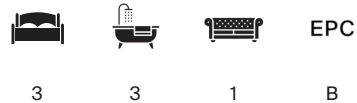
LEWIS CUBITT SQUARE

London NIC



A THREE BEDROOM, LATERAL APARTMENT IN GASHOLDERS, NIC.

Gasholders London is a remarkable feat of contemporary design and cutting-edge engineering by renowned architects Wilkinson Eyre, working with Jonathan Tuckey Design on interiors and Dan Pearson



Local Authority: London Borough of Camden

Council Tax band: G

Tenure: Leasehold; approx. 241 years remaining

Ground rent*

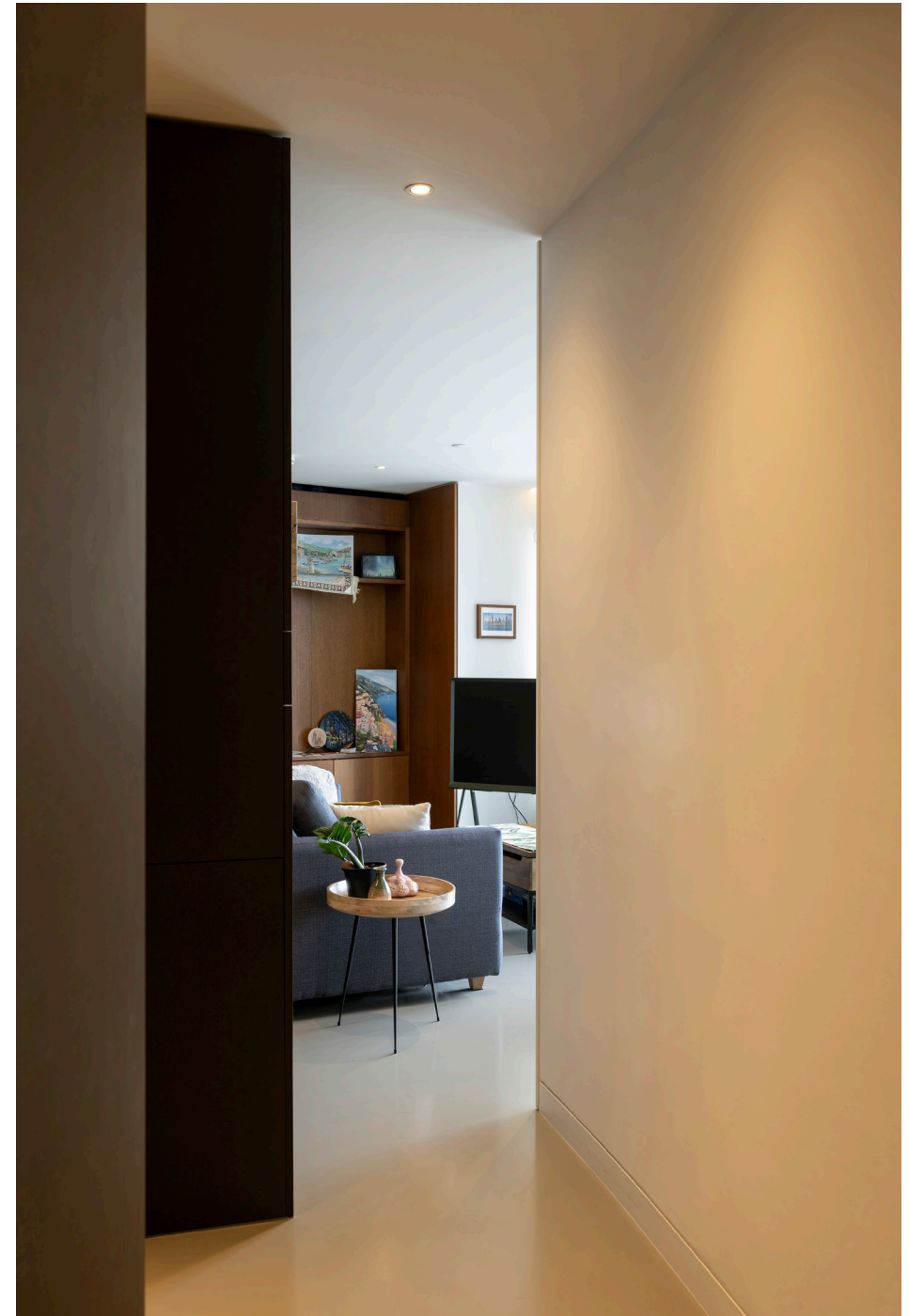
Service charge: £25,000 per annum*

Guide Price: £3,000,000



Set on the sixth floor, this beautifully appointed apartment offers approximately 1,400 sq ft of refined lateral living, complemented by a private balcony and striking industrial architecture throughout.

The reception and dining room provides expansive glazing drawing in natural light and framing views across the development. The adjoining kitchen is sleek and contemporary, thoughtfully configured for both everyday living and entertaining.







The principal bedroom suite is an impressive retreat, offering excellent proportions and a calm, considered feel, complete with a luxurious en-suite bathroom. Two further well-sized double bedrooms are served by a stylish family bathroom.

Furthermore, the property comes with private parking.

Original cast-iron columns form an integral part of the design, encircling three residential cylinders and creating a dramatic architectural setting. These are linked at ground level by a glazed cloister overlooking a landscaped courtyard, with additional access via external bridges to a series of beautifully curated communal roof gardens.

Residents benefit from an outstanding suite of amenities, including a business lounge with meeting rooms, an entertainment suite with private dining and cinema, a fully equipped gym and studio, and a spa complex featuring a hydro pool, steam room and sauna. A 24-hour concierge and porter service further enhances the convenience and prestige of this exceptional development.

* Please note that we have been unable to confirm the ground rent amount and the date of the next review for ground rent and service charge. You should ensure that you or your advisors make your own inquiries.

** We have been informed that the primary external wall materials of the building/block have been assessed for fire safety. The assessor concluded that the fire risk of the external wall materials is sufficiently low that no remedial works are required. If you have any further questions, you should seek independent professional advice

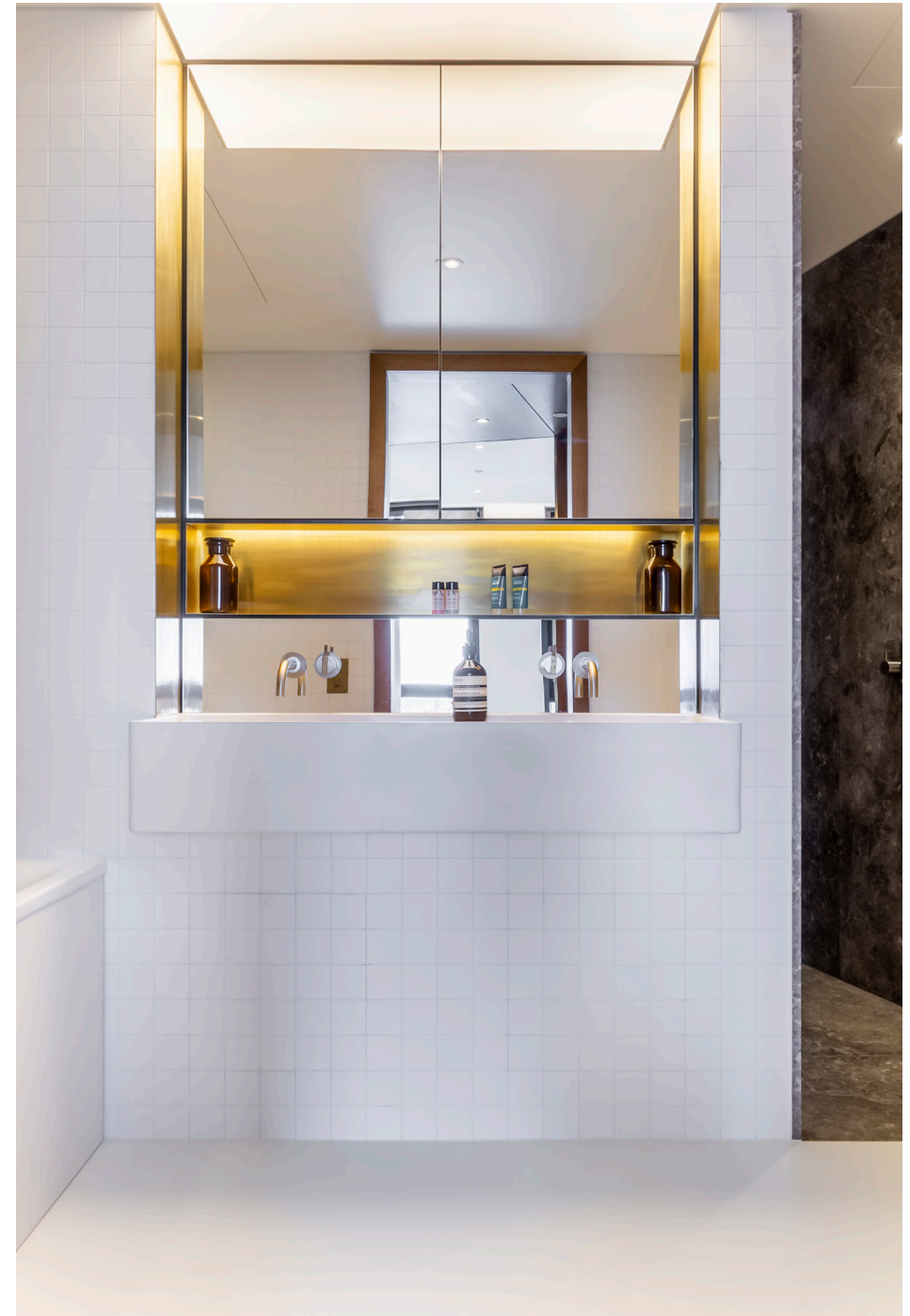


LOCATION

Gasholders forms part of the highly regarded King's Cross Central (NIC) district, one of London's most thoughtfully regenerated neighbourhoods. The area combines striking architecture, landscaped open spaces and a strong cultural offering, creating a vibrant yet measured residential environment.

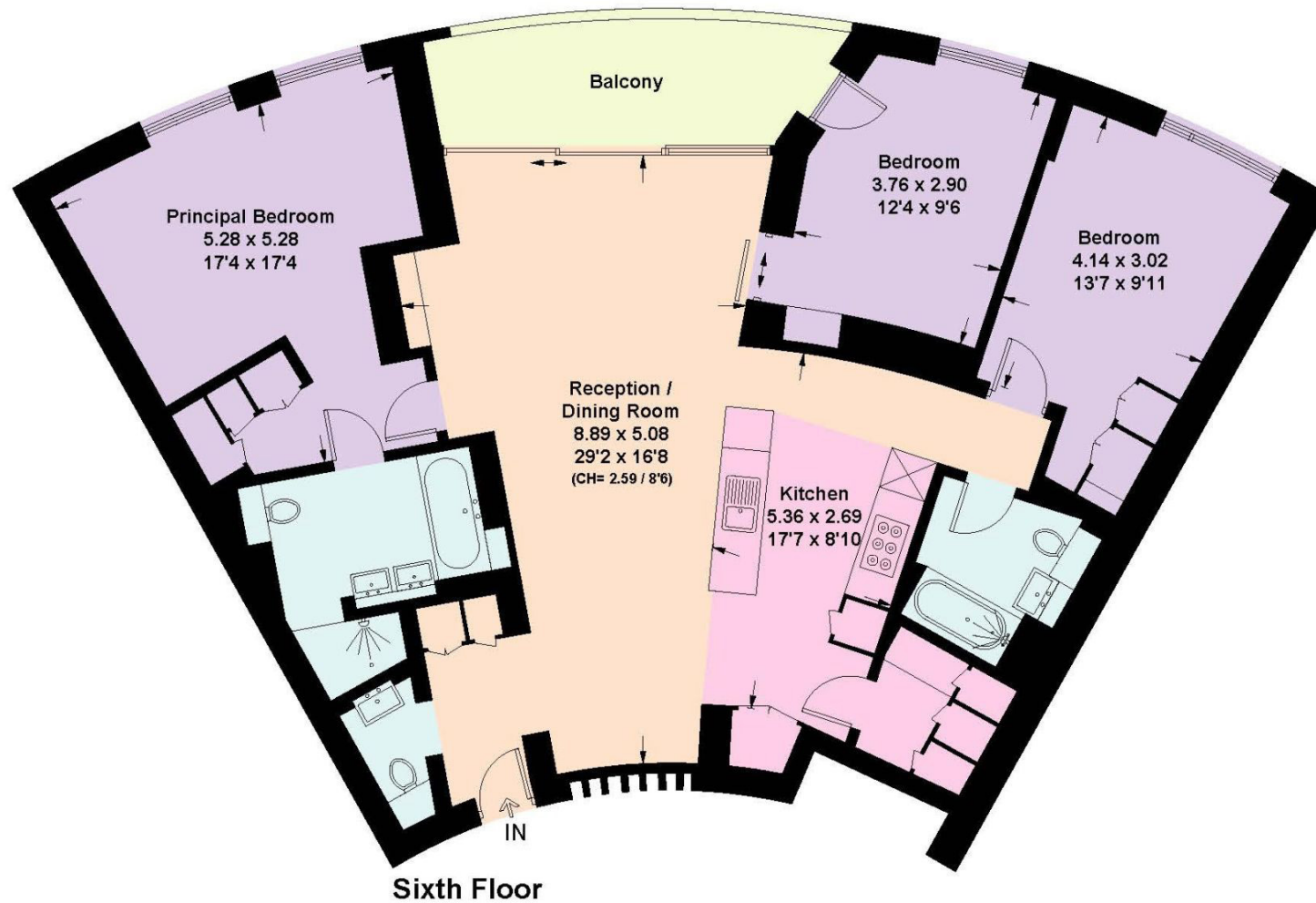
An extensive selection of restaurants, cafés and bars is located throughout King's Cross, Coal Drops Yard and Granary Square, curated by leading chefs and independent operators alongside well-known London names. Cultural landmarks such as Central Saint Martins, the British Library, and a year-round programme of events at Granary Square contribute to the area's creative energy.

Connectivity is exceptional. King's Cross St Pancras provides access to six Underground lines, national rail services and Eurostar connections, placing much of London, the UK and continental Europe within easy reach. Local bus routes and cycle infrastructure further enhance accessibility across the capital.









Approximate Gross Internal Area = 130.1 sq m / 1400 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)



We would be delighted
to tell you more.

Sebastian Toy
+44 203 657 7348
sebastian.toy@knightfrank.com

Knight Frank Islington & King's Cross
321-322 Upper Street
London N1 2XQ

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

Your partners in property

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of Knight Frank. 2. Material Information: Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. 6. VAT: The VAT position relating to the property may change without notice. 7. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated April 2026. Photographs and videos dated April 2026. All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.