



Eyre Court 146 Pentonville Road, London, N1 9FT

£950 Per Week

A 2 BEDROOM 2 BATHROOM APARTMENT WITH 2 PRIVATE TERRACES CLOSE TO KINGS CROSS & ISLINGTON.

The development is located 0.7KM (under 10 mins walk) from Kings Cross station and 0.6KM (under 10 mins walk) from Angel Station

Residents of the development can enjoy a luxury swimming pool, gymnasium or catch a movie in the state of the art residents cinema. A 24 hour concierge looks after the residents needs as well as the security of the building.

Situated on the first floor, set over 832 square feet and comprises a spacious South facing living area with fully fitted luxury kitchen and access to a South facing terrace, master bedroom with En suite and a further private terrace, the spacious second bedroom has use of a luxury bathroom located off the hallway.

FURNISHED. PROPERTY AVAILABLE FROM 21.08.2026

- 830 SQUARE FOOT
- 2 TERRACES
- 0.7KM TO KINGS CROSS STATION
- WALK TO UPPER STREET
- 2 DOUBLE BEDS
- SOUTH FACING
- SWIMMING POOL & GYM
- 2 BATHROOMS
- 0.6 KM TO ANGEL STATION
- CINEMA AND CONCIERGE

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ENTRANCE



RECEPTION ROOM



EYRE COURT



KITCHEN



RECEPTION ROOM



KITCHEN

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KITCHEN



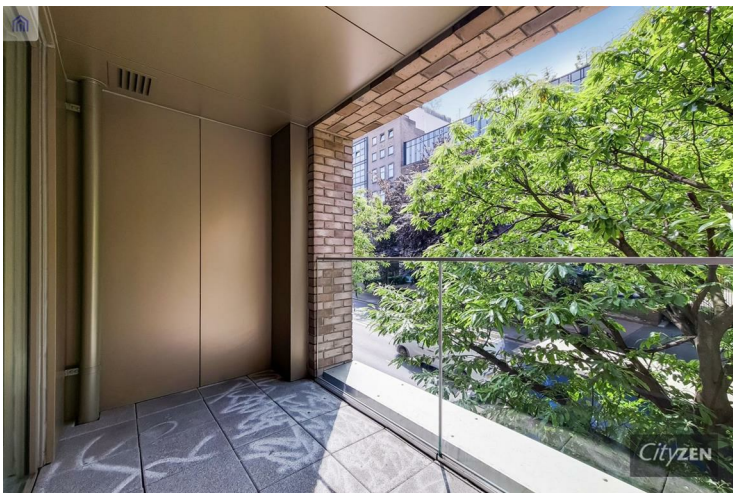
TERRACE 1



RECEPTION ROOM



BEDROOM



TERRACE 1



BEDROOM

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BEDROOM



VIEW FROM TERRACE 2



BEDROOM



EN-SUITE SHOWER ROOM

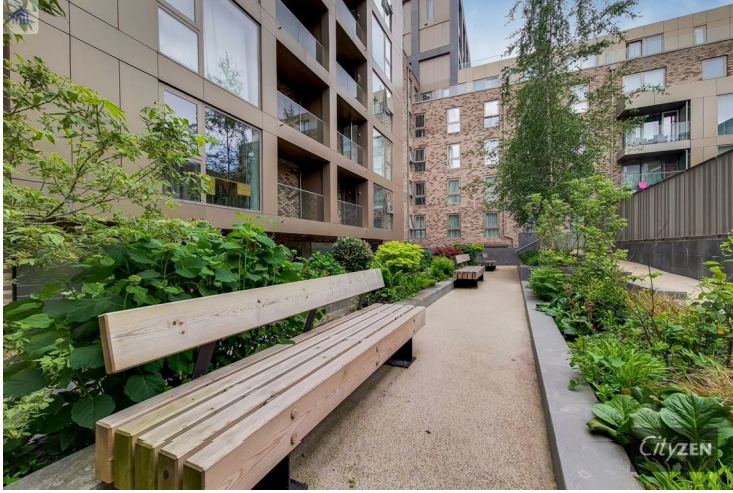


TERRACE 2



BATHROOM

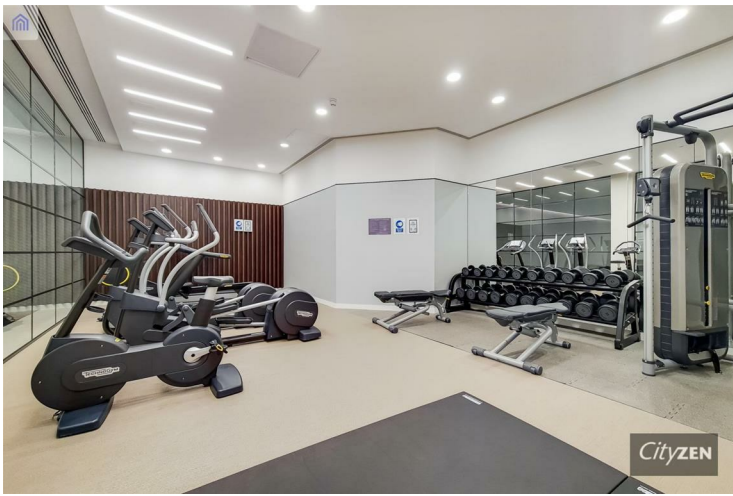
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INTERNAL GARDENS



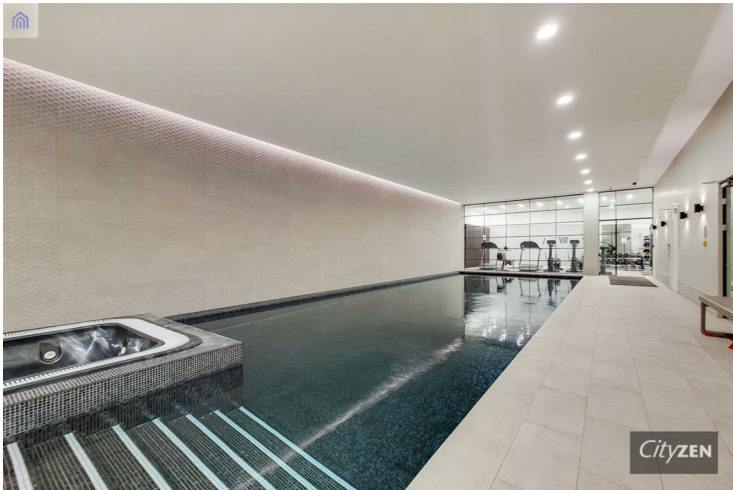
RESIDENTS POOL



RESIDENTS GYM



RESIDENTS SAUNA



RESIDENTS POOL



KINGS CROSS QUARTER

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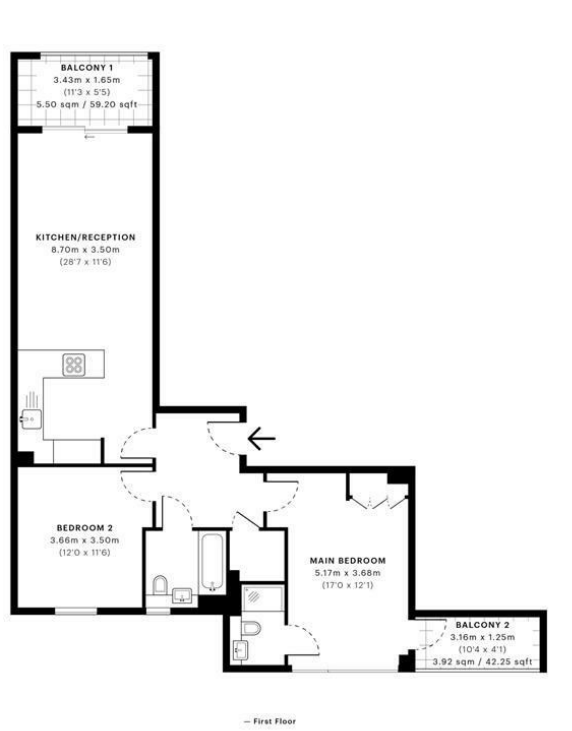
RESIDENTS CINEMA



CONCIERGE



TERRACE 2



GROSS INTERNAL AREA (GIA)
The floor area of the premises
77.31 sqm / 832.16 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
74.68 sqm / 806.00 sqft

EXTERNAL STRUCTURAL FEATURES
Porches, terraces, verandas etc.
9.42 sqm / 101.40 sqft

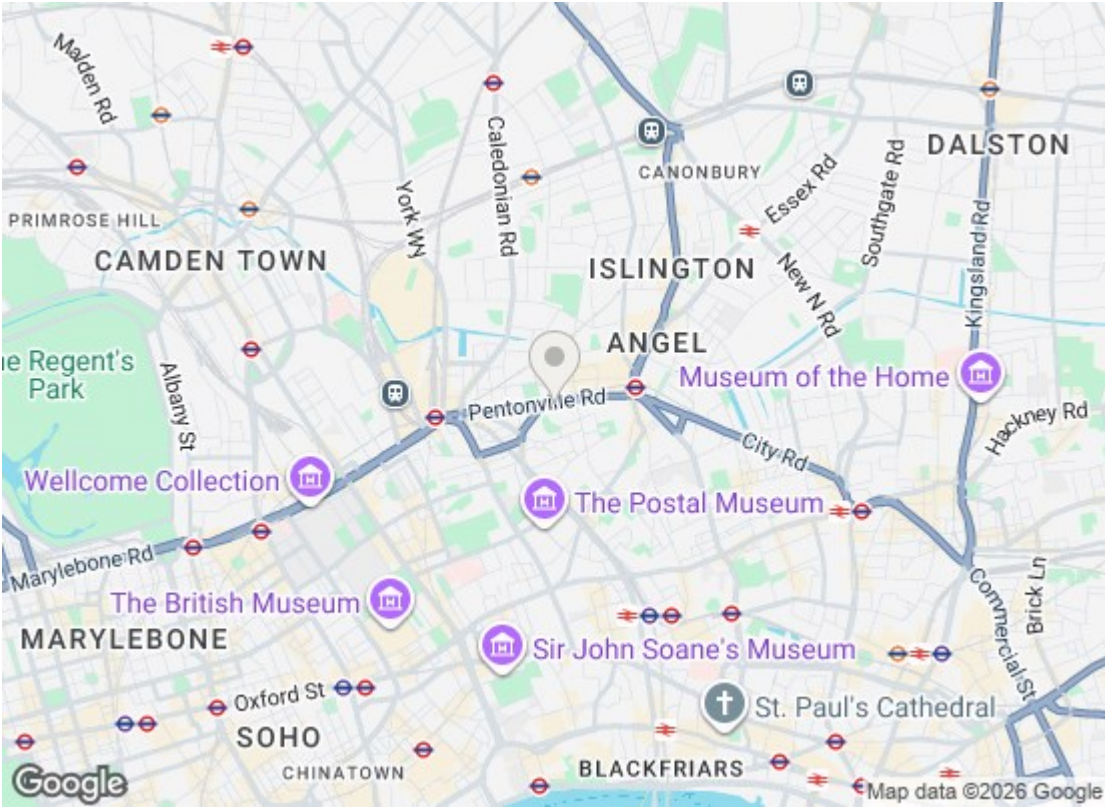
RESTRICTED HEAD HEIGHT
Limited use area under 1.5m
0.00 sqm / 0.00 sqft

Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL: 85.97 sqm / 926.14 sqft
IPMS 3C RESIDENTIAL: 85.35 sqm / 916.55 sqft

spec Verified RICS Certified Property Measurer

spec id: 60c0d5e05d34c0d5d0b0ef1d3



| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | 85 | 85 |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales EU Directive 2002/91/EC | | |
| Environmental Impact (CO ₂) Rating | | |
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales EU Directive 2002/91/EC | | |

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.