



**£625,000**

**Cubitt Street**

London, WC1X 0LQ

This beautifully presented home features a spacious open-plan living and dining area, flooded with natural light and offering direct access to a private balcony-perfect for relaxing or entertaining. The contemporary kitchen is fully fitted with high-quality integrated appliances and sleek finishes.

Both bedrooms are generously sized doubles with fitted wardrobes, while the principal bedroom benefits from a luxurious en-suite bathroom and access to its own private balcony. A second, well-appointed family bathroom and neutral décor throughout complete the property.

Ideally located on a quiet residential street just off King's Cross Road, the apartment enjoys excellent connectivity, with King's Cross Station just moments away, providing access across Central, North, and East London. St Pancras International and Farringdon stations are also within easy walking distance.

Residents benefit from an abundance of nearby amenities, including shops, cafes, bars, restaurants, and cultural attractions.

Offered chain-free, this property is an ideal purchase for both homeowners and investors alike.

Tenure: Share of freehold

Service Charge: £5,830 per annum

Ground Rent: £391 per annum

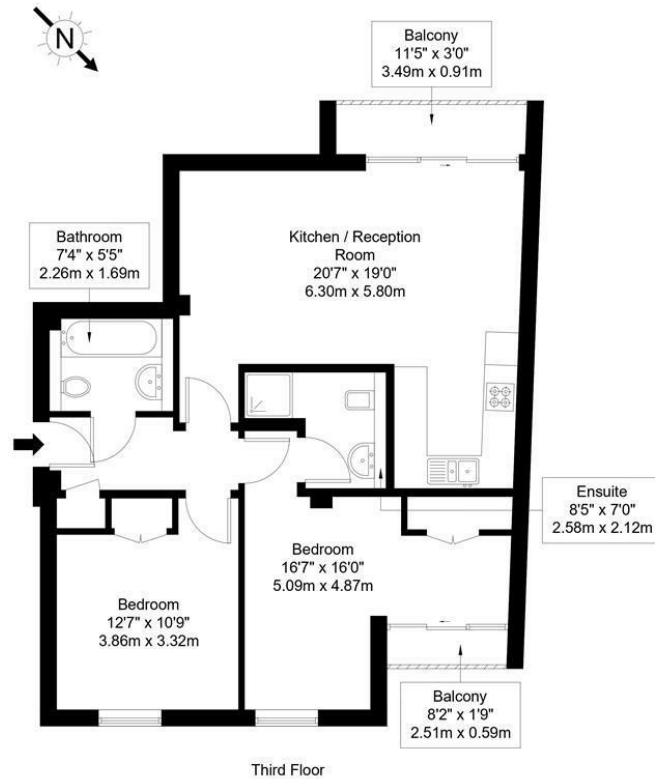
Council Tax: Band G





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Approx Gross Internal Area = 72.41 sq m / 779 sq ft  
 Balconies = 4.46 sq m / 48 sq ft  
 Total = 76.87 sq m / 827 sq ft



Ref :

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The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.  
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>77</b>	<b>77</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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