



4 Hand Axe Yard, Gray's Inn Road, London, WC1X 8QR

£650 Per Week

A ONE BED APARTMENT TO RENT WITHIN A SECURE GATED MEWS DEVELOPMENT IN THE MIDDLE OF KINGS CROSS & 2 MINUTES FROM THE STATION

The apartment is on the second floor and comprises a large & bright open plan living room, oak veneer wooden flooring, access to a good size East facing balcony, luxury fitted kitchen, beautiful bathroom suite and a spacious fitted bedroom.

St Pancras Place could not be better situated, being only minutes from St Pancras train station, Euro Star International station & Kings Cross tube station as are a host of local shops, cafes, bars and supermarkets.

Comes furnished.

On site concierge & residents gym.

PROPERTY IS AVAILABLE FROM 20.07.2026

- KINGS CROSS WC1
- EAST FACING BALCONY
- OPPOSITE ST PANCRAS STATION
- GATED MEWS DEVELOPMENT
- AVAILABLE FROM 20.07.2026
- CONCIERGE & GYM
- GOOD SIZE BALCONY
- 1 BEDROOM APARTMENT
- 2ND FLOOR
- AMAZING LOCATION

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RECEPTION ROOM



BALCONY



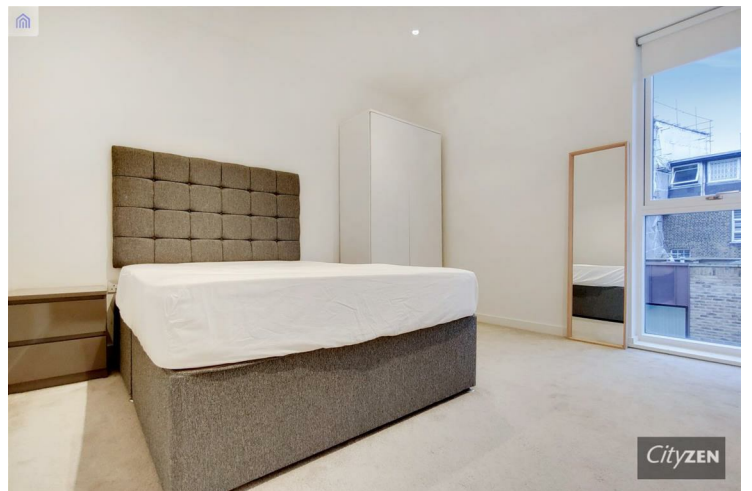
KITCHEN



GRAYS INN ROAD ENTRANCE



RECEPTION ROOM



BEDROOM

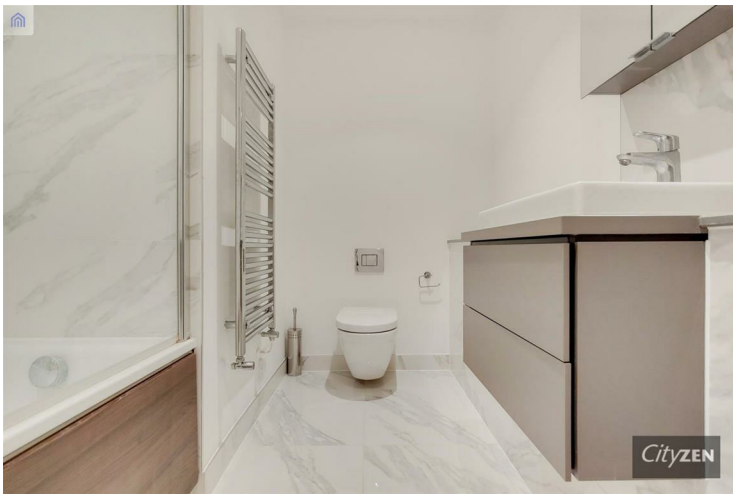
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BEDROOM



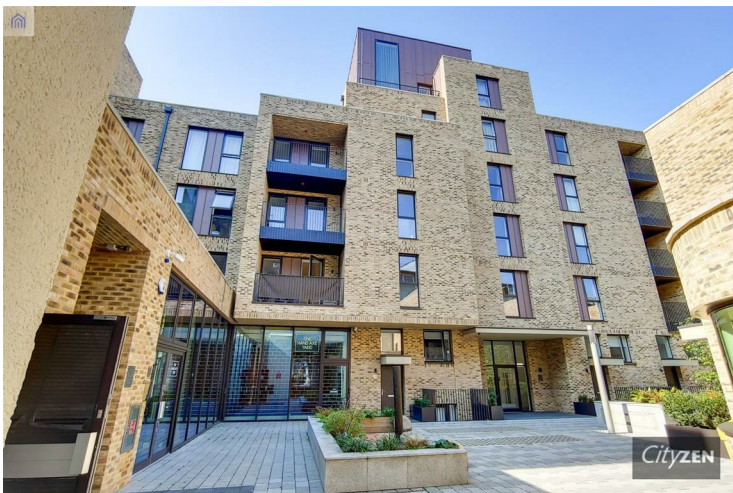
VIEW FROM BALCONY



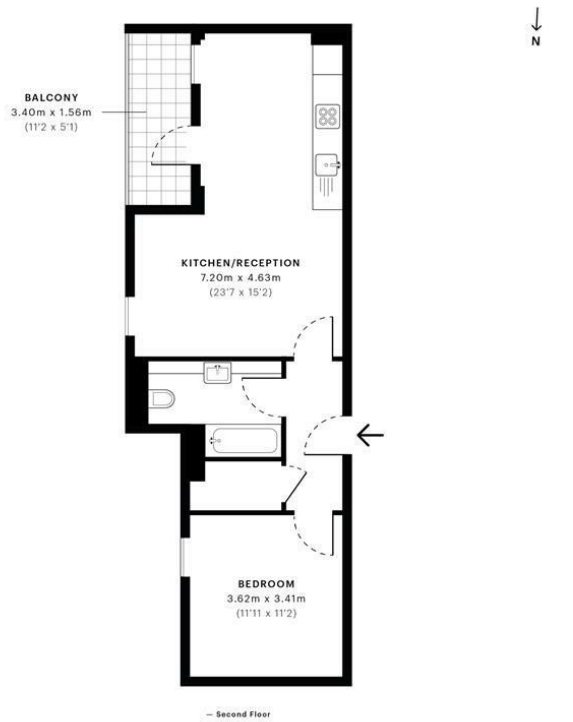
BATHROOM



RECEPTION ROOM



HAND AXE YARD



GROSS INTERNAL AREA (GIA)
The footprint of the property
52.70 sqm / 567.26 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes measurements restricted head height
51.35 sqm / 552.73 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas, etc.
5.16 sqm / 55.54 sqft

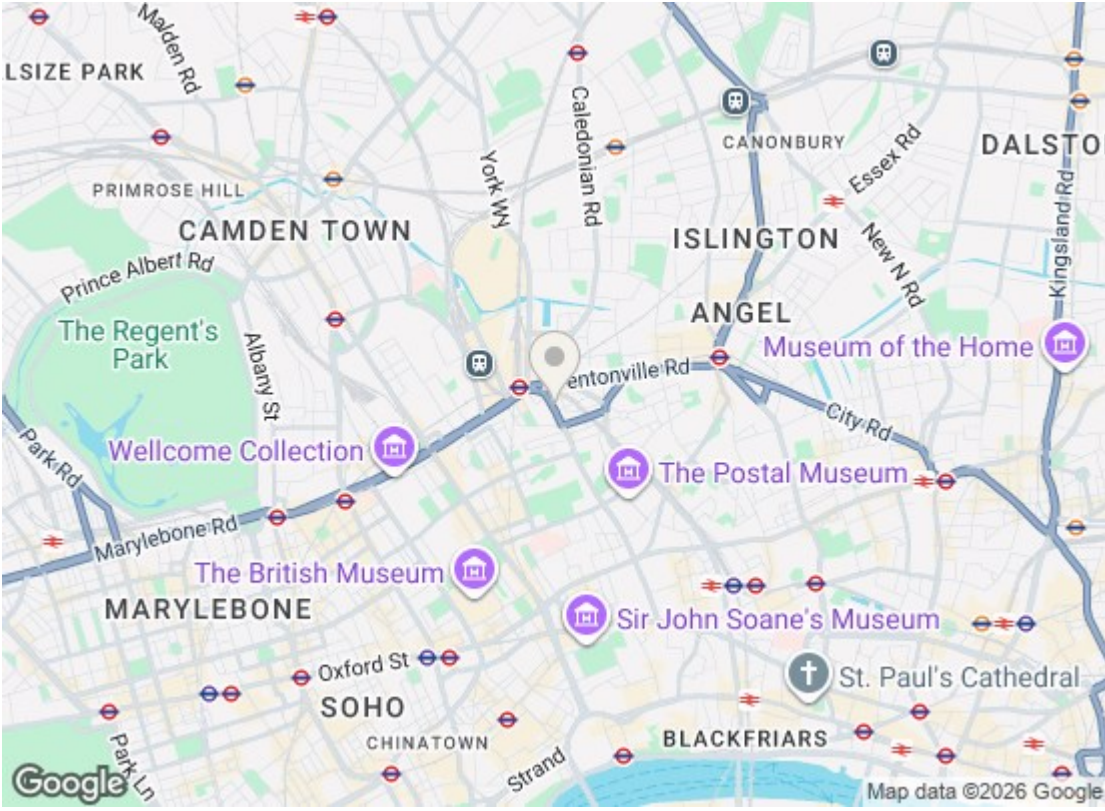
RESTRICTED HEAD HEIGHT
Limited use area under 1.5m
0.00 sqm / 0.00 sqft

spec Verified **RICS Certified Property Measurer**

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.

area residential: 58.26 sqm / 62711 sqft
area commercial: 57.09 sqm / 61451 sqft

spec id: 6006f27018f2e6ddc5fbc6ac



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	84
(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.