



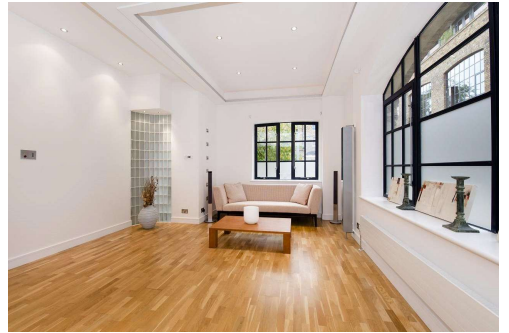
Albion Yard

Kings Cross, N1

Asking Price £635,000

An exquisite 2 double bedroom, 2 bathroom warehouse conversion offering a wealth of potential. The property is situated in the heart of Kings Cross, offering superb access to Euston and the Euro terminus at St Pancras.

CHESTERTONS



Albion Yard

Kings Cross, N1

- Warehouse Conversion
- 2 Double Bedrooms
- Superb Open Plan Reception Room
- 24hr Concierge
- Fantastic Location to Kings Cross and St. Pancras Station
- Moments from Coal Drop Yard



An exquisite 2 double bedroom, 2 bathroom warehouse conversion offering a wealth of potential. The property is situated in the heart of Kings Cross, offering superb access to Euston and the Euro terminus at St Pancras. The property is well-proportioned comprising; 2 double bedrooms both with copious amounts of built-in wardrobes and the master bedroom benefitting from an en-suite shower room. The semi open-plan kitchen/living space is impressive with exposed original brickwork and elevated ceiling height. The property is positioned to the East of Kings Cross and is exceptionally well located not only for access to one of London's most convenient and biggest transport hubs, with links across London and indeed to Europe, but also to benefit from the vast investment and regeneration that the area is currently undergoing. There has already been a notable change with developments such as Regents Quarter, bringing vibrancy and a change within the demographics of the area, this is being built upon by the continued investment attracting blue chip employers such as Google and Central St Martins College.

Tenure: Leasehold 128 years 7 months

Service Charge: £4360

Ground Rent: £250

Local Authority: Islington Council

Council Tax Band: E

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Chestertons Islington Sales

327-329 Upper Street

Islington

London

N1 2XQ

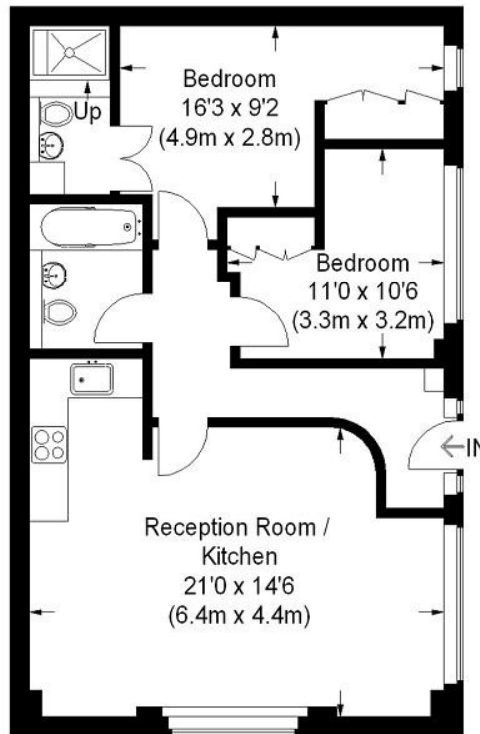
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Albion Yard, N1

Approximate Gross Internal Area
732 sq ft / 68 sq m



Ground Floor

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. (ID81222)

