



Arthouse, 1 York Way, London N1C 4AS

 **2 Bedrooms**  **2 Bathrooms**  **1 Reception Room**



Arthouse, 1 York Way, London N1C

Leasehold (235 years remaining)

A sophisticated apartment within the sought-after Arthouse development, featuring an enclosed private balcony with captivating river views. Moments from King's Cross St Pancras

Key Features

- 2 Bedrooms, 2 Bathrooms
- Enclosed private balcony
- Concierge services
- Council Tax: **E**
- Service Charge: **£8,826.30**
- Ground Rent: **£650 P/A**
- No chain
- EPC: **B**

The apartment itself presents 788 square feet of thoughtfully designed lateral living space, flooded with natural light and enhanced by elevated views across the surrounding area. The interior seamlessly balances form and function, with two generously proportioned double bedrooms and two sleek contemporary bathrooms. The real jewel of this home is the enclosed private balcony, a peaceful outdoor retreat offering captivating views across the river-an ideal sanctuary for morning coffee or evening relaxation.

King's Cross has transformed into one of London's most desirable residential quarters



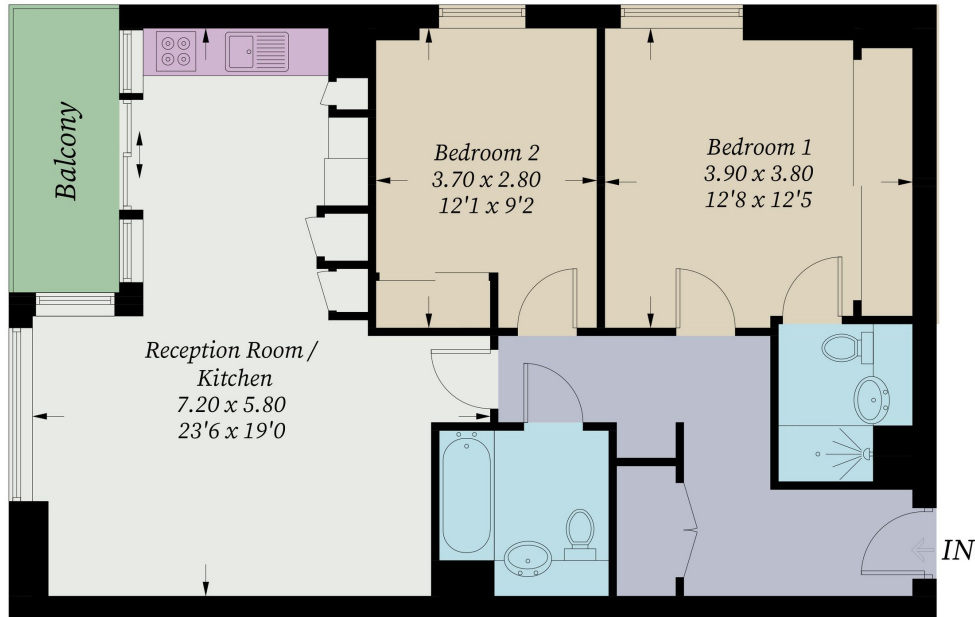






Arthouse

Approximate Gross Internal Area = 75.2 sq m / 810 sq ft



Second Floor

Illustration for identification purposes only, measurements are approximate,
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