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Percy Circus, London, WC1X

Impressive three double bedroom second floor apartment, located in this well-maintained modern development 0.5 miles from Kings Cross & St. Pancras stations. The accommodation comprises; spacious living/dining room, fitted kitchen, en-suite to bedroom one and family bathroom. With lift access the apartment is to be let furnished and is available from the end of July 2026. The property warrants internal inspection to fully appreciate the size. EPC B.

£3,800 pcm

Council Tax Band G

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Secure entrance & lift or stairs to 2nd floor

Split level entrance hall with wooden flooring

Lounge/diner (irregular shape)
17' 2" max x 13' 3" max (5.24m x 4.04m)

Fitted kitchen
10' 11" x 6' 2" (3.34m x 1.89m)

Bedroom One
19' 10" max x 10' 0" max (6.05m x 3.05m)

En-suite shower

Bedroom Two
15' 1" max x 12' 0" max (4.60m x 3.67m)

Bedroom Three
13' 6" x 9' 0" (4.12m x 2.75m)

Bathroom

Allocated parking for one car (Separate negotiation)



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

HOLDING DEPOSIT

A one week holding deposit is required to secure this property. Please ask for a copy of our 'Guide for Tenants' for a full list of costs applicable to this or any of our properties. Please note your holding deposit is at risk if you withdraw from the transaction or do not disclose something that affects your ability to pass references.