

## Ice Wharf, New Wharf Road, Kings Cross, London N1 9RW

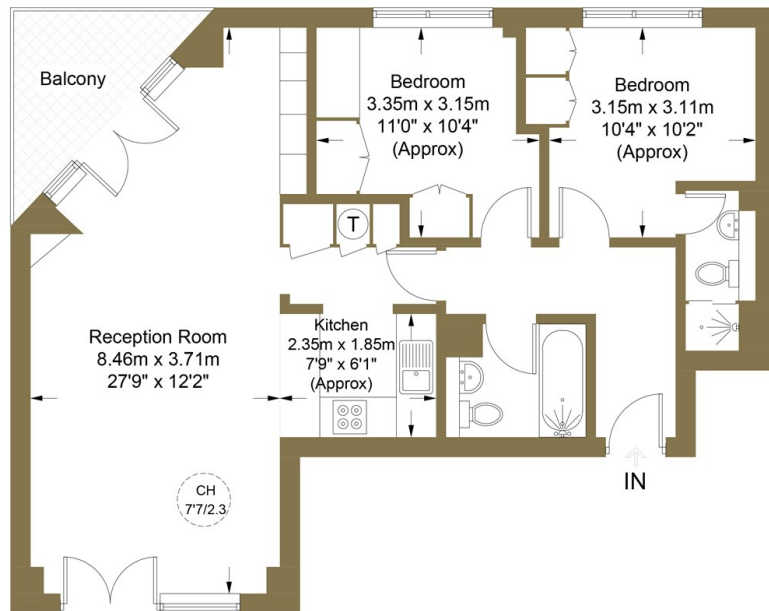
£850,000

- Two bedrooms, two bathrooms
- Concierge services
- 758 sq. ft.
- Bars & restaurants nearby
- Private gated development
- Large reception room
- Garden space
- 24/7 security
- Unbeatable location
- Walking distance to King's Cross



### Ice Wharf, N1

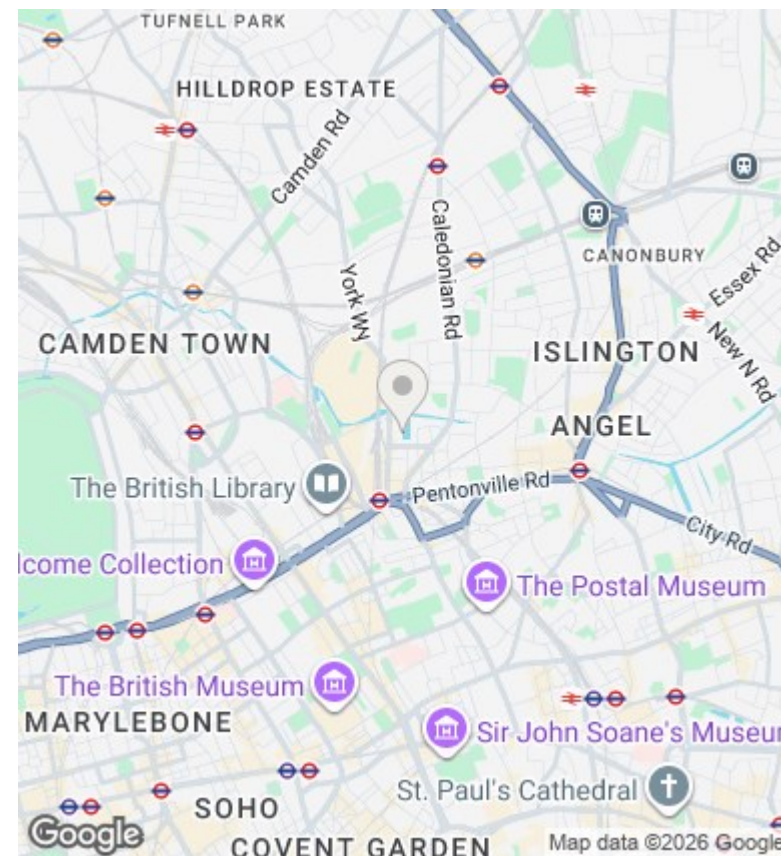
Approximate Gross Internal Area = 70.4 sq m / 758 sq ft



Third 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. (ID889850)



### Viewings

Viewings by arrangement only.  
Call 02077225022 to make an appointment.

### Council Tax Band

E

### EPC Rating:

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>		
(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	