

INNER CITY ESTATES

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Two-Bedroom Apartment

Two Balconies

Share of Freehold

Two Bathrooms

Great Location near King Cross Station

Offered Chain Free



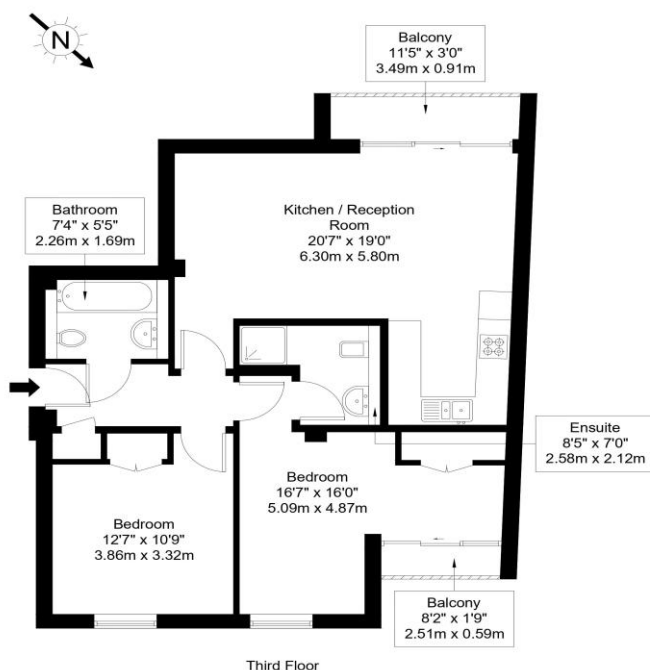
Cubitt Street
London, WC1X 0LQ

£615,000



Cubitt Street, WC1X 0LQ

Approx Gross Internal Area = 72.41 sq m / 779 sq ft
 Balconies = 4.46 sq m / 48 sq ft
 Total = 76.87 sq m / 827 sq ft



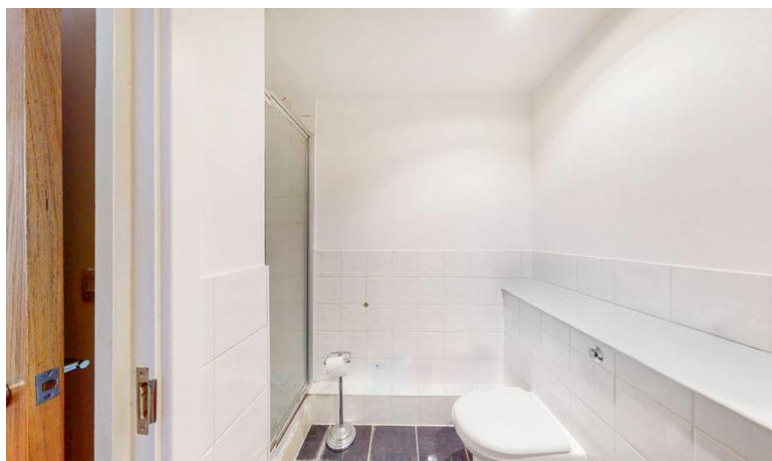
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Copyright **BLEU PLAN**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property. Copyright @ BLEUPLAN

A stylish and modern two-bedroom, two-bathroom apartment set within a sought-after, boutique development on Cubitt Street, WC1X. This beautifully presented home features a spacious open-plan living and dining area, flooded with natural light and offering direct access to a private balcony-perfect for relaxing or entertaining. The contemporary kitchen is fully fitted with high-quality integrated appliances and sleek finishes. Both bedrooms are generously sized doubles with fitted wardrobes, while the principal bedroom benefits from a luxurious en-suite bathroom and access to its own private balcony. A second, well-appointed family bathroom and neutral décor throughout complete the property. Ideally located on a quiet residential street just off King's Cross Road, the apartment enjoys excellent connectivity, with King's Cross Station just moments away, providing access across Central, North, and East London. St Pancras International and Farringdon stations are also within easy walking distance. Residents benefit from an abundance of nearby amenities, including shops, cafes, bars, restaurants, and cultural attractions.

Offered chain-free, this property is an ideal purchase for both homeowners and investors alike. Share of freehold
 Tenure: Share of freehold
 Service Charge: £5,830 per annum
 Ground Rent: £391 per annum
 Council Tax: Band G



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	77	77
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

MONEY LAUNDERING REGULATIONS 2003

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.