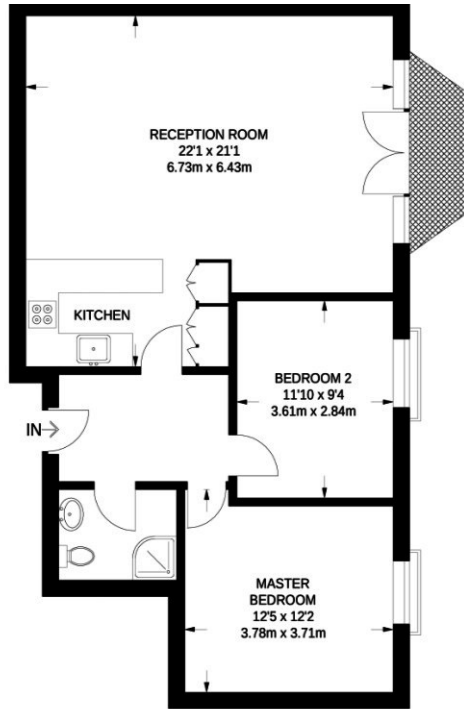




## Ice Wharf, 17 New Wharf Road N1 9RF

£3,250 Per Month

- Gated development
- Elegant wooden flooring
- Excellent transport links
- Available August
- 24 hour concierge
- Close proximity to King's Cross
- Tranquil communal garden
- Private balcony, courtyard views
- Spacious property
- Safe and convenient lifestyle



SIXTH FLOOR  
807 SQ FT / 76.0 SQ M

### Viewings

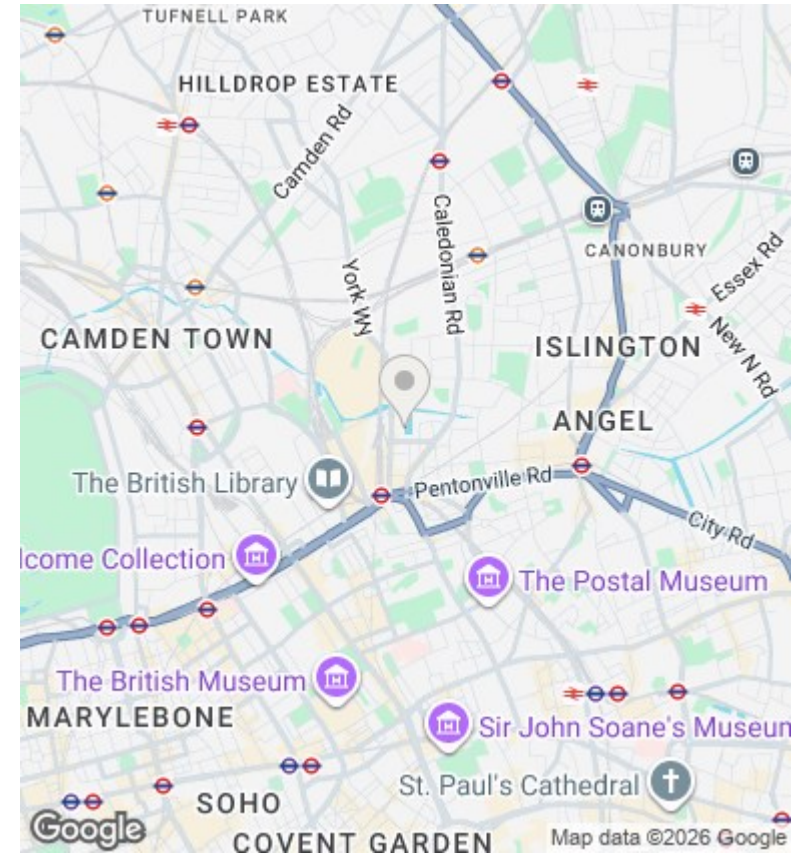
Viewings by arrangement only.  
Call 02077225022 to make an appointment.

### Council Tax Band

E

### EPC Rating:

C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		77	78
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	