

MATTHEW JAMES

Residential Sales • Lettings • Management



Swinton Street, Kings Cross, WC1X 9NX

Asking Price £285,000

Matthew James offer for sale a lovely top floor studio conversion within a Victorian house offering a large studio room with an abundance of natural light, a separate kitchenette and a bathroom/w.c. The flat is for sale with a long lease, share of freehold, no upward chain and a full set of furniture including two sofa beds. This well located flat is a short walk to the superb selection of cafes, bars, shops and restaurants located in the lovely canal side surroundings of Granary Square and its environs with the transport hub of Kings Cross Station and St Pancras International Station on the doorstep. A must see ! Viewings strictly by appointment only.

Second Floor Entrance

Steps up to a half landing and to the floor landing.

Top (Third) Floor

Landing

Built in cupboard housing immersion heater.

Studio Room



A large, bright space with ample room for both dining and lounge areas with double glazed picture and casement windows to the front elevation and superb storage solutions with deep eaves cupboards, loft space and a built in cupboard.

Kitchenette



A mixture of wall and base storage units, appliances include an oven and four ring hob, fridge with freezer drawer and stainless steel sink. Windows looking out to the rear of the property.

Bathroom / W.C.



A white suite comprising of a panel enclosed bath, wash hand basin and w.c. and finished in ceramic wall tiling and a 'Velux' tip and tilt roof window.

Additional Information

Camden Council Tax Band C

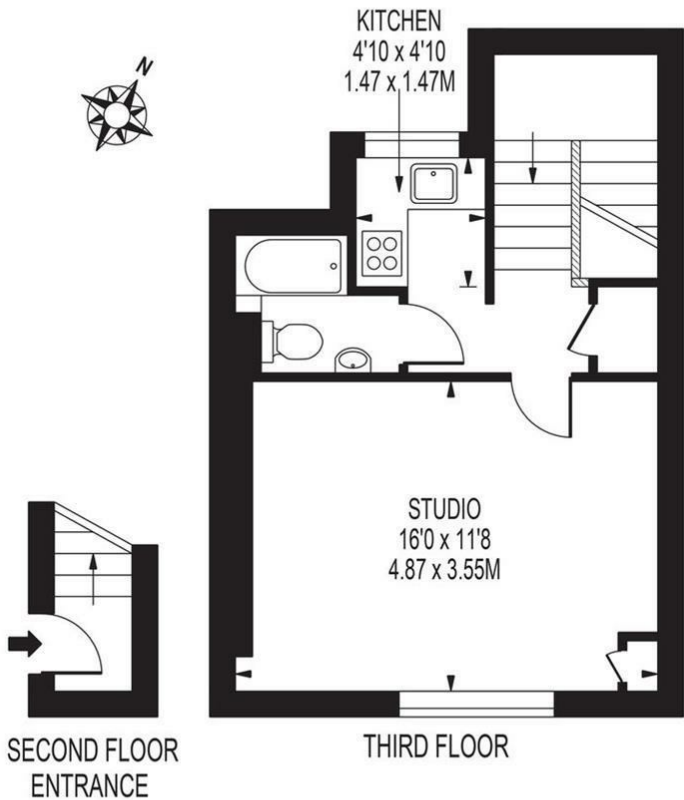
Leasehold plus Share Of Freehold

Sinking fund - £66 per month (£792 per annum)

Chain Free

Floor Plan

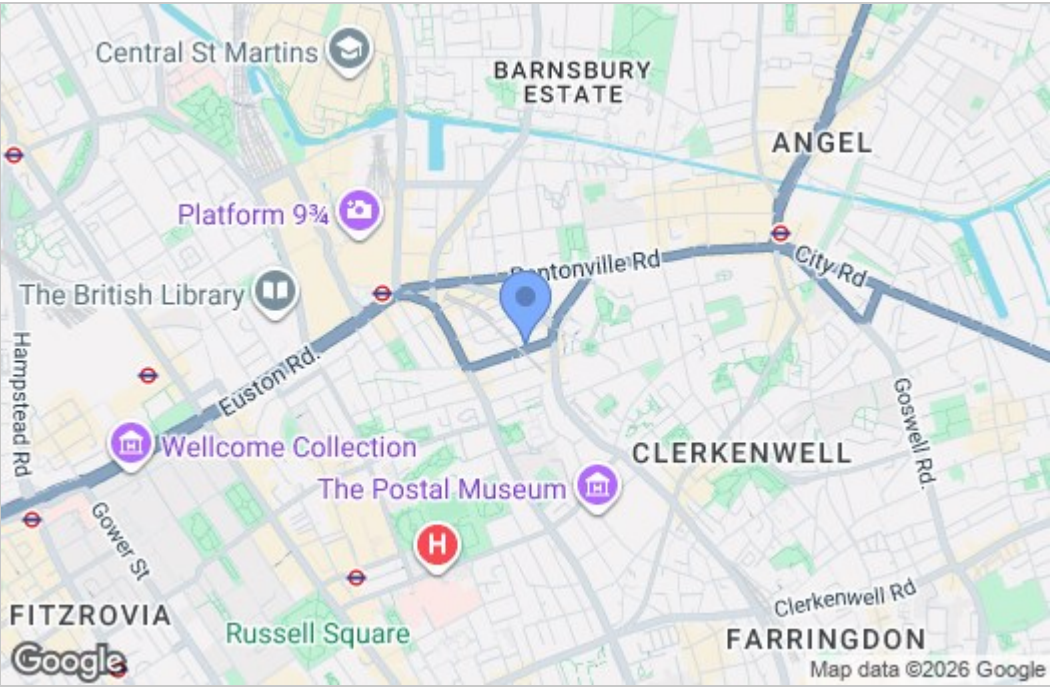
SWINTON STREET
APPROXIMATE TOTAL INTERNAL FLOOR AREA: 347 SQ FT - 32.27 SQ M



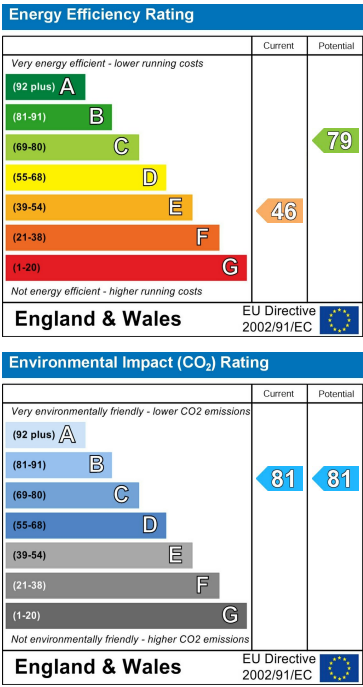
FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.