



# Manneby Prior

Cumming Street, N1

Asking Price £650,000

An exceptionally well presented 2 double bedroom apartment set on the second floor of this Peabody Trust development. The property provides well-proportioned accommodation and is nestled neatly in between Angel & Kings Cross.



# Manneby Prior

## Cumming Street, N1

- A stunningly presented 2 double bedroom apartment
- Located on the second floor
- Balcony accessed via the reception room
- Superb access to the transport hub that is Kings Cross/ St Pancras International



An exceptionally well presented 2 double bedroom apartment set on the second floor of this Peabody Trust development. The property provides well-proportioned accommodation and is nestled neatly in between Angel & Kings Cross. Accommodation comprises; 2 good size double bedrooms, contemporary shower room, well-proportioned reception room with access out to the balcony and separate good sized modern kitchen/ dining room. The property is ideally located in the heart of the popular area of King's Cross and is within easy reach of all the shops, bars and restaurants of Granary Square. The property is set on Cumming Street and only minutes to the urban development of Regent Quarter bringing a dynamic mix of living, working and leisure space. Kings Cross has a history of bustling businesses that thrived on Britain's great rail networks. Railways still play a big part in King's Cross and St Pancras, as it is one of London's busiest links between the National Rail network, with no fewer than six Underground lines and nine bus routes, with of course a direct link to mainland Europe. The regeneration is being built upon by the continued investment attracting blue chip employers such as Google and Central St Martins College.

**Tenure:** Leasehold 86 years 11 months

**Service Charge:** £1764

**Ground Rent:** £10

**Local Authority:** Islington Council

**Council Tax Band:** C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	81 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

### *Chestertons Islington Sales*

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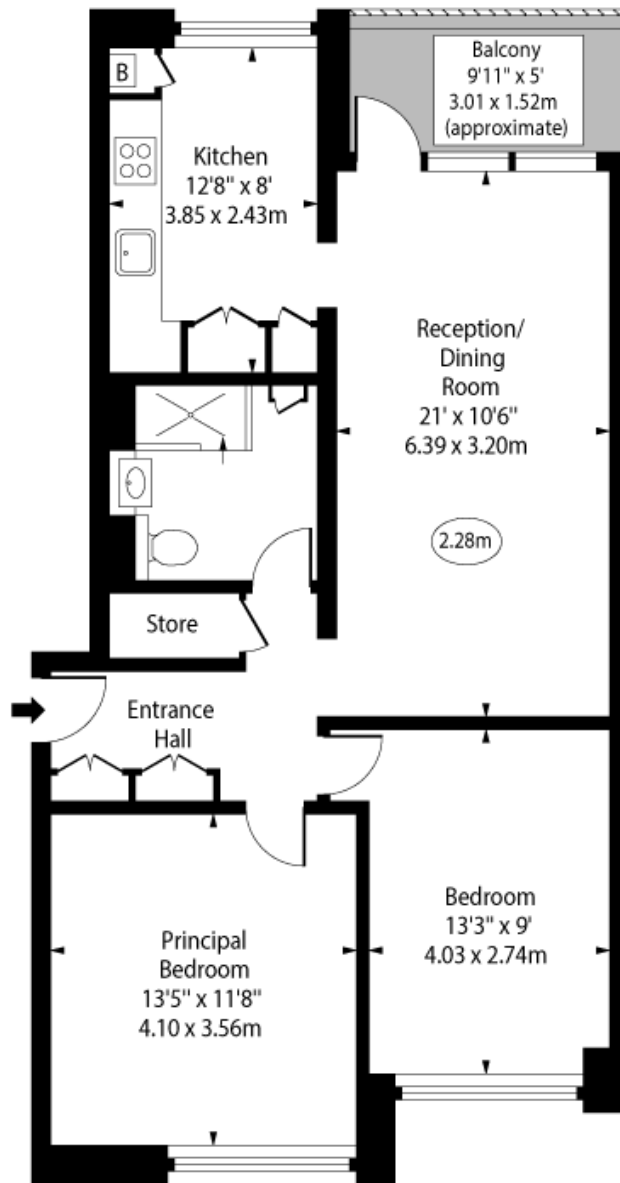
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Manneby Prior,  
Cumming Street, N1

○ - Ceiling Height



Second Floor

Approx Gross Internal Area 770 Sq Ft - 71.53 Sq M

Every attempt has been made to ensure the accuracy of the floor plan shown. However, all measurements, fixtures, fittings, and data shown are approximate interpretations and for illustrative purposes only. Measured according to the RICS. Not To Scale.

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