



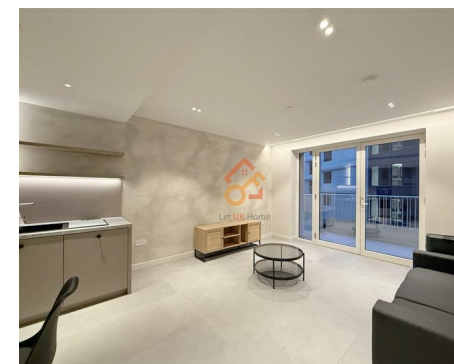
Let **UK** Home

1 Bedrooms

Flat

Located in London

**£3,500 Per Month**



[info@letukhome.co.uk](mailto:info@letukhome.co.uk)

<https://www.letukhome.co.uk/>

01795 358 886



# 1 Lewis Cubitt Park London

N1C 4EJ



Let UK Home are excited to offer this spectacular one bedroom apartment in the heart of Capella part of the King's Cross.

The flat comprises a spacious open kitchen with a stylishly attached dining area, a magnificent living room leading to a large private balcony with great views, one bright bedroom and one modern bathroom.

Concierge service makes staying at the apartment more secure, and there are also multi-functional workspaces and a beautiful rooftop terrace, suitable for work, meeting friends or relaxing.

The Coal Drops Yard shopping center around the apartment offers a variety of shopping options, from retail to dining, bars, to technology exhibition areas, with more than 50 stores to meet your daily needs. Pancras Square on the south side of the Regent's Canal also gathers popular restaurants of various flavors, as well as Pancras Square, Lewis Cubitt Park, Gas Tank Park and other park green spaces, providing a good place to spend your leisure time.

The area surrounding the development blends an artistic atmosphere with academic vibes. Within walking distance is Central Saint Martins, University of the Arts London (UAL), and conveniently reachable by subway are prestigious institutions including University College London (UCL), London School of Economics and Political Science (LSE), and King's College London.

The development is within walking distance to King's Cross, which is a

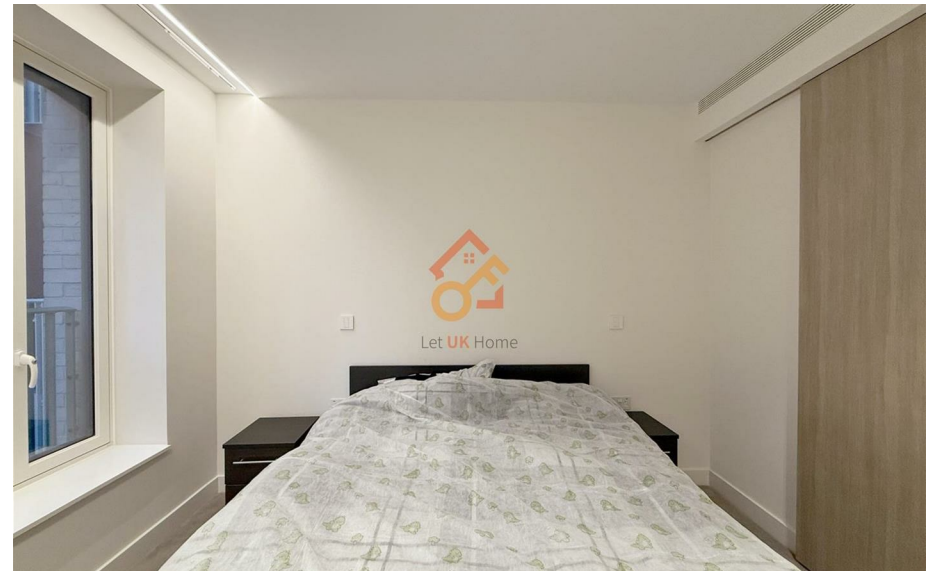
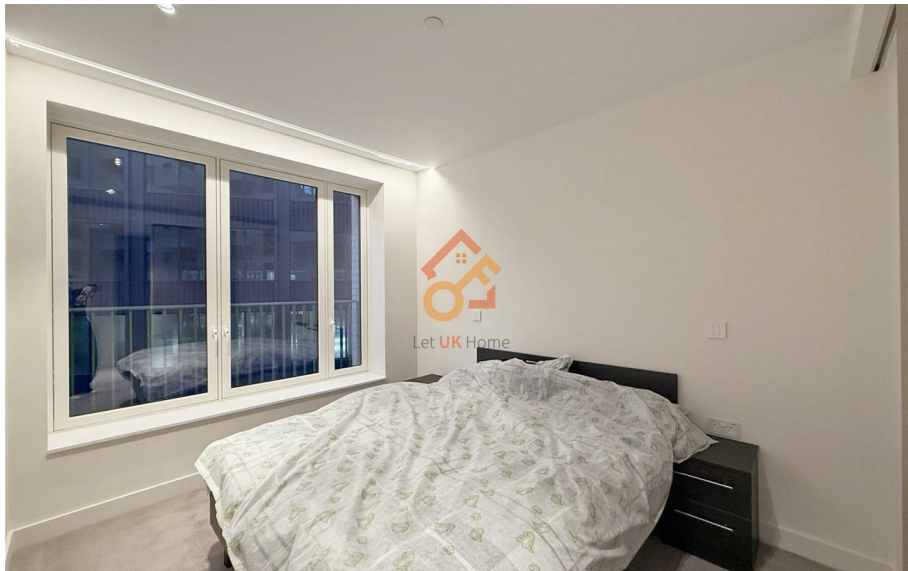
# 1 Lewis Cubitt Park London

£3,500 Per Month



- 4th Floor
- 24h Security
- Close to Local Shops
- Co-working Space
- Private Balcony

- Concierge Service
- Close to Transport Links
- Walking Distance to Universities
- Rooftop Terrace
- EPC Rating: B



## 1 Bedroom apartment: Type 1G

| Total Area | Kitchen/Living   | Master bedroom | Balcony        |
|------------|------------------|----------------|----------------|
| 51.8 Sqm   | 7.69 x 3.93 m    | 3.27 x 2.76 m  | 3.46 x 1.66 m  |
| 558 Sqft   | 25' 3" x 12' 11" | 10'9" x 9' 0"  | 11' 4" x 5' 5" |



Let **UK** Home

3F 2 Eastbourne Terrace  
Paddington  
London  
W2 6LG

01795 358 886

info@letukhome.co.uk

**Council Tax Band: E**

**Local Authority:**

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

| Energy Efficiency Rating                    |                            | Current | Potential |
|---|----------------------------|---------|-----------|
| Very energy efficient - lower running costs |                            |         |           |
| (92 plus) <b>A</b>                          |                            |         |           |
| (81-91) <b>B</b>                            |                            | 85      | 85        |
| (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>                             |                            |         |           |
| Not energy efficient - higher running costs |                            |         |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |         |           |

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