



## Flat 72 St Pauls Crescent, London, NW1 9XZ

£450 Per Week

- Balcony
- Kings Cross Station

# Flat 72 St Pauls Crescent, London NW1 9XZ

Forming part of the sought-after Maiden Lane Estate in King's Cross, this beautifully refurbished one-bedroom apartment occupies the first floor of St Pauls Crescent and benefits from two generous private balconies.

Positioned on an east-west axis, the building enjoys exceptional natural light throughout the day, with sunshine moving gracefully from one side of the apartment to the other. The front door opens into a neat entrance hall at the heart of the home, creating a practical and well-balanced layout.

The apartment has been recently refurbished to a high standard, featuring a newly fitted kitchen, modern bathroom, and updated appliances. At one end, the bright living space is defined by expansive sliding glass doors that open directly onto a large private balcony—ideal for entertaining or relaxing outdoors. At the opposite end, the well-proportioned bedroom also enjoys access to its own substantial balcony, offering a peaceful retreat with excellent light.

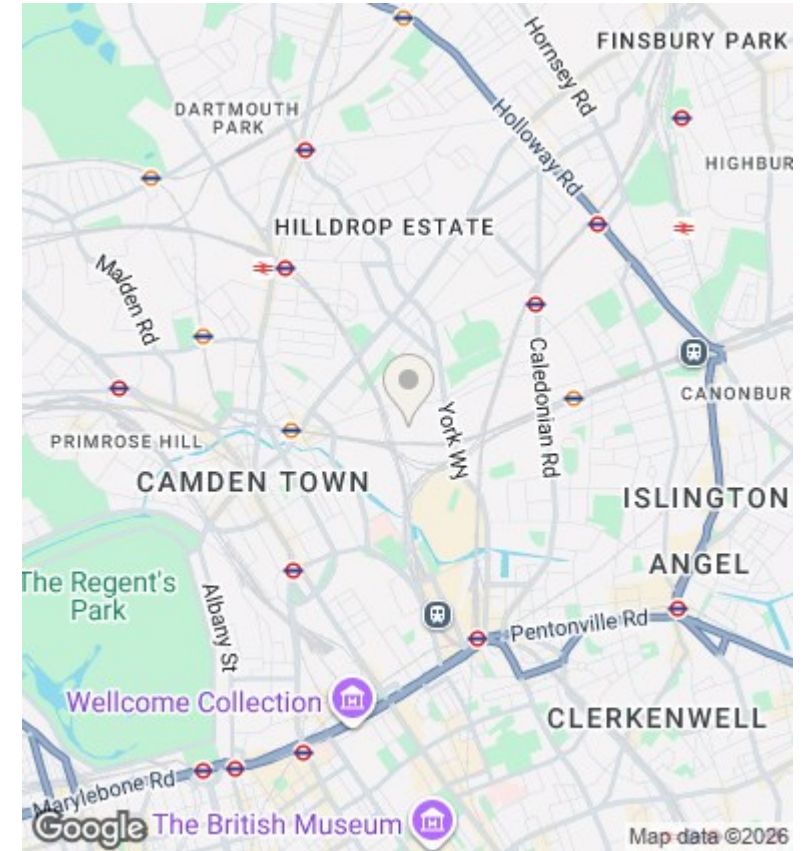
A superb first-floor home combining thoughtful design, outdoor space, and a prime King's Cross location.



Council Tax Band: C



## Directions



## Viewings

Viewings by arrangement only. Call 02073593191 to make an appointment.

## Council Tax Band

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	75	80
(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 2002/91/EC	

### Full description

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