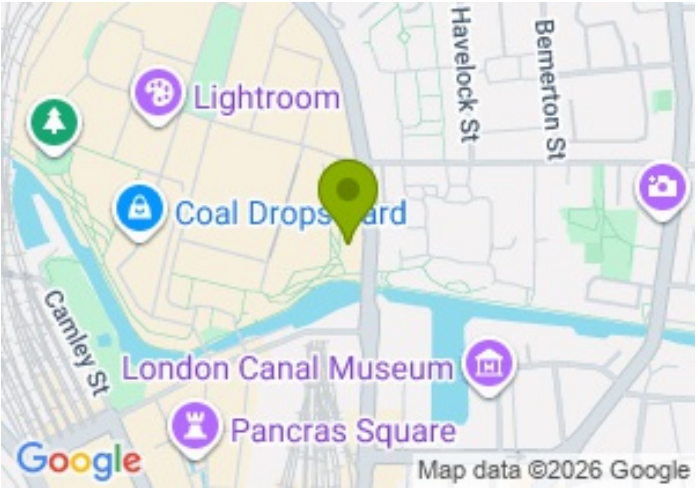
0247 401 2020 | enquiries@globalhouseestates.com

1 YORK WAY, KINGS CROSS ESTATE, LONDON

£695,000.00

1 1 1

- Bright one bedroom flat
- Third floor
- Private balcony
- 24 hour concierge
- Prime location
- Communal gardens
- Greatly maintained
- Chain free



Propety Description

GHE is excited to offer this incredible opportunity to acquire this one-bedroom apartment in the prestigious Arthouse development in Kings Cross.

This apartment is designed to offer a bright and spacious living space, complete with elegant wood floors. Modern, integrated kitchen and bathroom suite that exudes luxury and sophistication. A private balcony, accessible from both the bedroom and the living room, adds an extra layer of charm.

Located just moments away from the serene Regents Canal, this property provides easy access to a plethora of amenities in the area. You will find yourself in the vibrant vicinity of Coal Drops Yard, with an array of boutiques and cafés. Granary Square, with its spacious surroundings and Canopy Market featuring artisanal food offerings, is a stone's throw away.

Kings Cross St Pancras station, with its unrivalled transport links, is your gateway to easy and convenient travel both within London and beyond, including the UK and international destinations. The development itself offers a 24-hour concierge service, communal gardens, and designated resident areas within the building, providing the perfect spaces for relaxation and community interaction.

Lease: 236 years remaining (approx)
Service charge: circa £5780 per annum
Ground rent: £500.00 per annum
The property is currently tenanted but can be offered with vacant possession. Please contact Global House Estates for further information.

Disclaimer: All data and information set forth on this website regarding real property, for sale, purchase, rental and/or financing, are from sources regarded as reliable. No warranties are made as to the accuracy of any descriptions and/or other details and such information is subject to errors, omissions, changes of price, tenancies, commissions, prior sales, leases or financing, or withdrawal without notice. Square footages are approximate and may be verified by consulting a professional architect or engineer. Please be advised that select photographs may have undergone AI-supported editing to ensure clarity and alignment with our visual standards.

Viewing

Please contact our Global House Estates Ltd Office on 0207 401 2020 if you wish to arrange a viewing appointment for this property or require further information.

Disclaimer

This website provides information about buying, selling, renting UK property. The information is from reliable sources, but we can't guarantee that it's always accurate. There may be mistakes or changes in the information, such as price, availability, leases, or financing. The square footage is also an estimate and should be confirmed by a professional architect or engineer.

Floor plan

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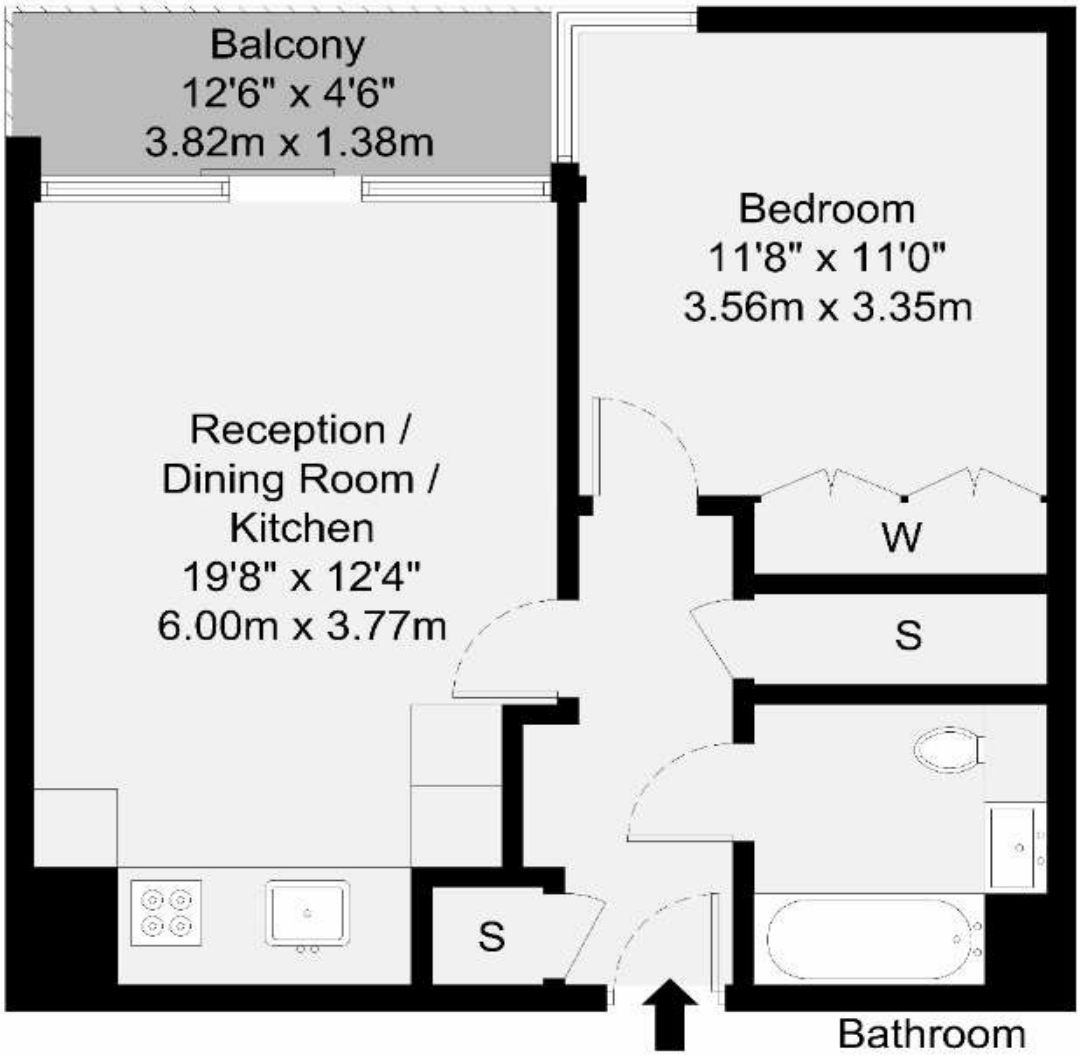
Arthouse, N1C

GROSS INTERNAL AREA
47.8 sq m / 514 sq ft



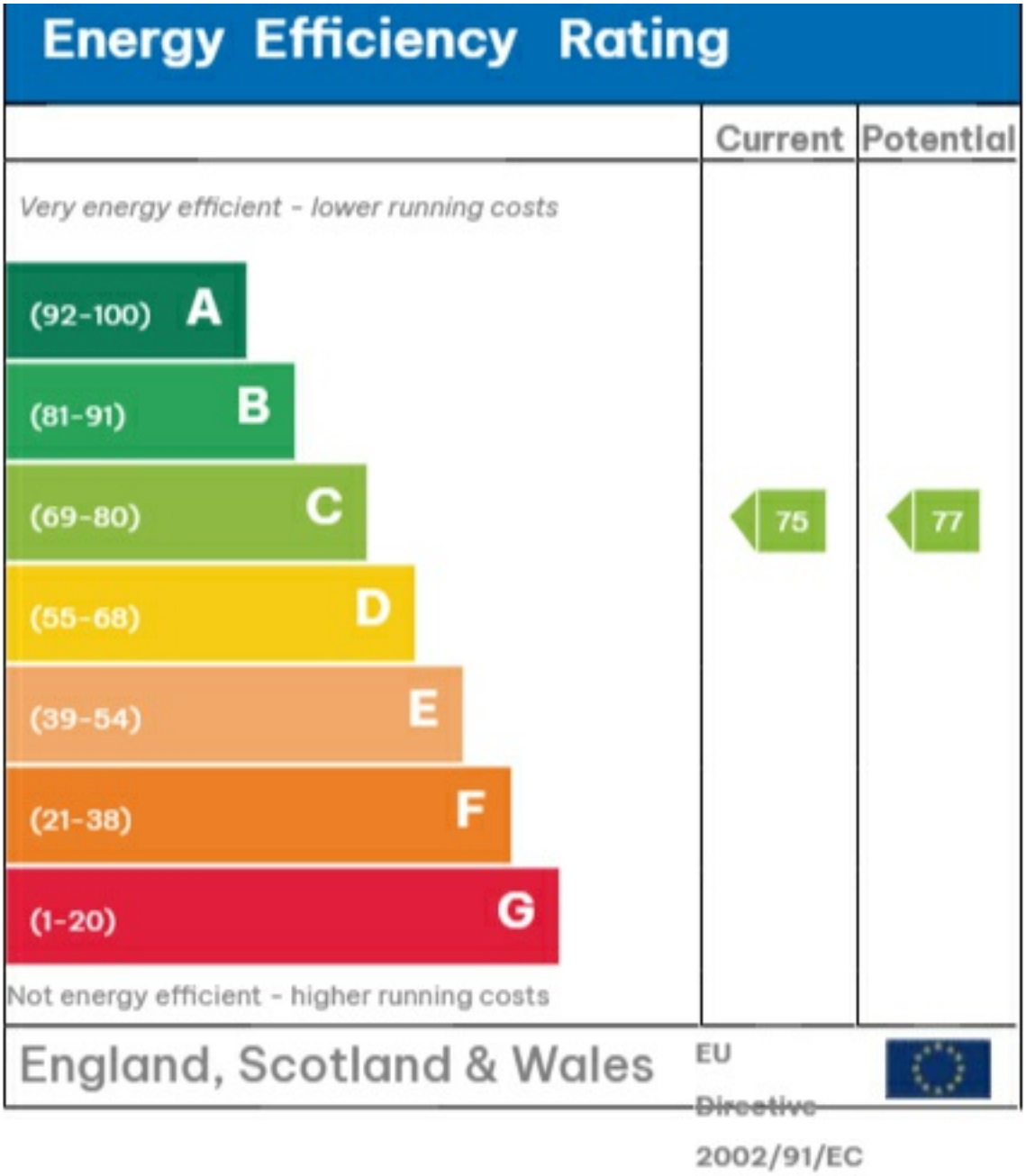
Third Floor

GROSS INTERNAL AREA (GIA) The footprint of the property	TOTAL STORAGE SPACE Storage and wardrobe total area	EXTERNAL FEATURES Garden, Balcony, Terrace, Veranda's etc.	RESTRICTED HEAD HEIGHT Limited use area under 1.5m
47.8 sq m / 514 sq ft	3.2 sq m / 34 sq ft	5.3 sq m / 57 sq ft	0.0 sq m / 0.0 sq ft

Disclaimer : Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floorplan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

Maison VUE

EPC


Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92-100) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
75
77
England, Scotland & Wales
EU Directive 2002/91/EC

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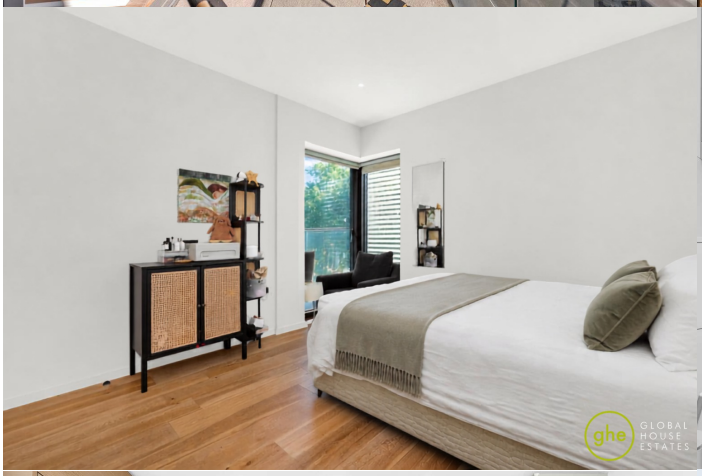
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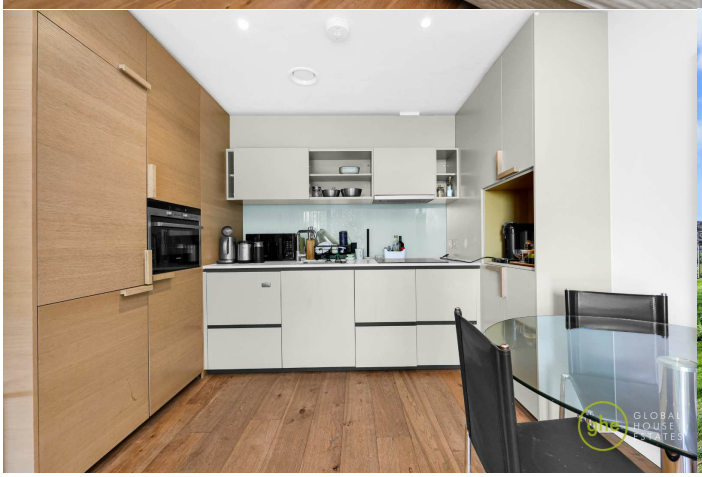
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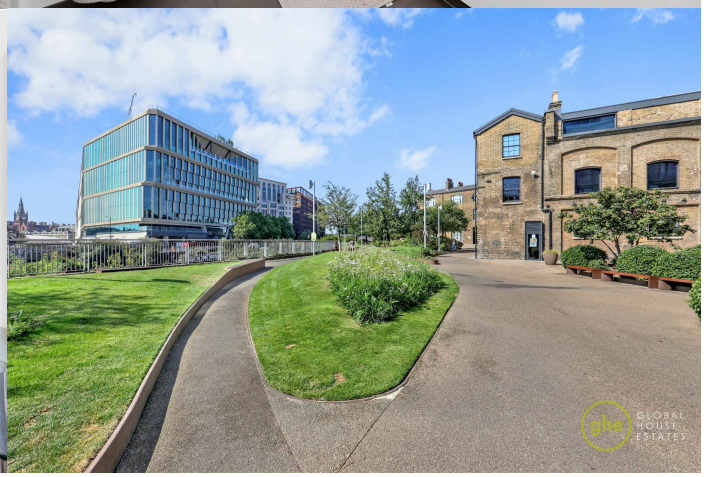
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