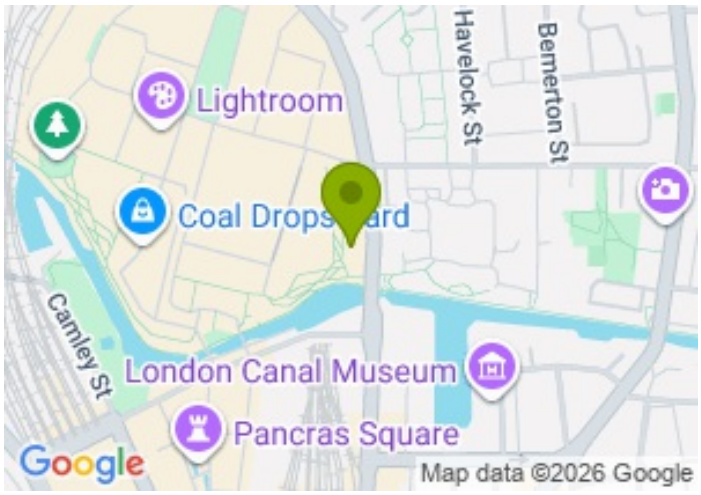
0247 401 2020 | enquiries@globalhouseestates.com

1 YORK WAY, KINGS CROSS ESTATE, LONDON

£995,000.00

2 2 1

- Two-bedroom, two-bathroom apartment
- Private balcony
- Views over the communal garden and King's Cross
- 24 hour concierge
- 5th floor
- Open-plan kitchen and living area
- Prime location
- Chain Free



Propety Description

An opportunity to purchase a fifth-floor, two-double-bedroom, two-bathroom apartment within the impressive Arthouse development in Kings Cross.

This sought-after apartment offers bright and spacious accommodation and lovely views of the development's communal gardens and surrounding area.
Internally, there are wood floors, a smart integrated kitchen, as well as plenty of storage space. The generous and super bright open-plan kitchen and living space seamlessly extends onto a large private balcony. There are also two well-proportioned bedrooms with built-in wardrobes in both and an en suite bathroom to the principal. A further smart luxury bathroom suite completes the home.

The property is situated moments from the Regent's Canal and amenities in the area, including Coal Drops Yard and it's selection of boutiques and cafe's, the space of Granary Square and Canopy Market with its artisan food offerings, plus Waitrose food store and cookery school. Transport from King's Cross St Pancras is unrivalled, with easy access across London as well and the UK, as well as internationally. The development offers a 24-hour concierge, communal gardens and resident areas within the building to relax.

Lease: 236 years remaining (approx)
Service charge: circa £8925 per annum
Ground rent: £650.00 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.

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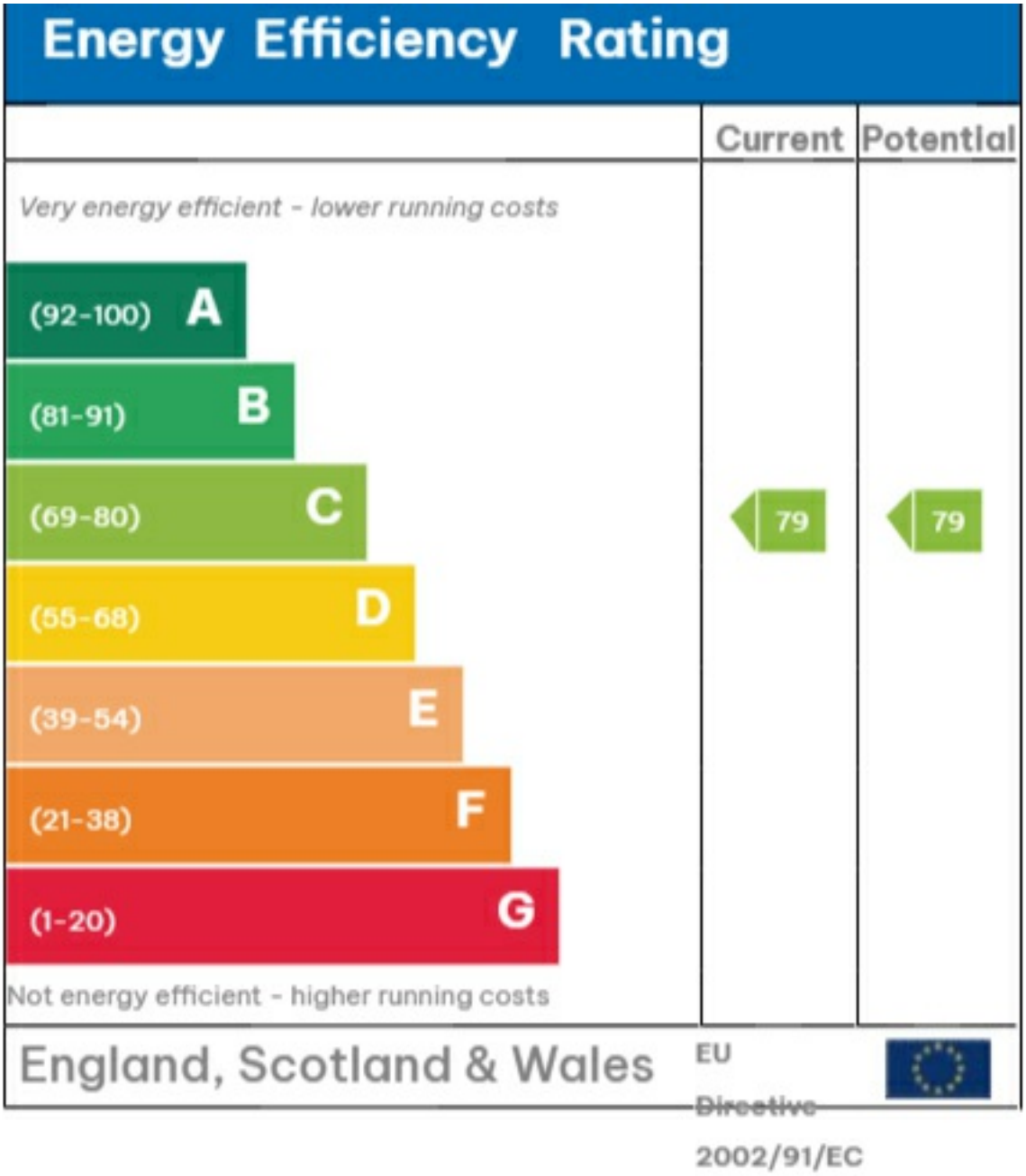
Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92-100) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
79
79
England, Scotland & Wales
EU Directive 2002/91/EC

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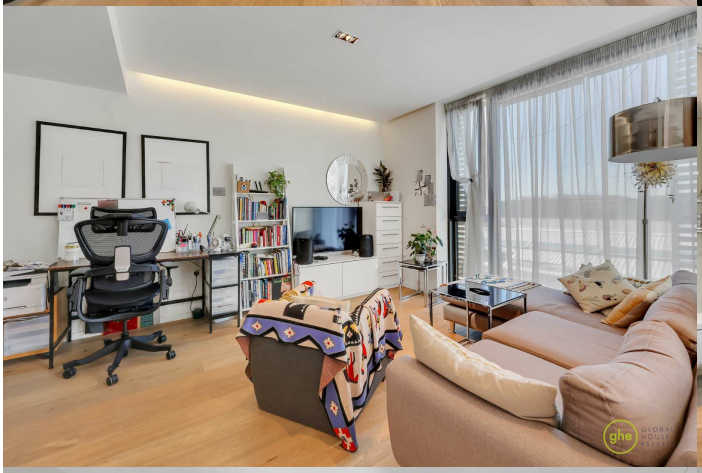
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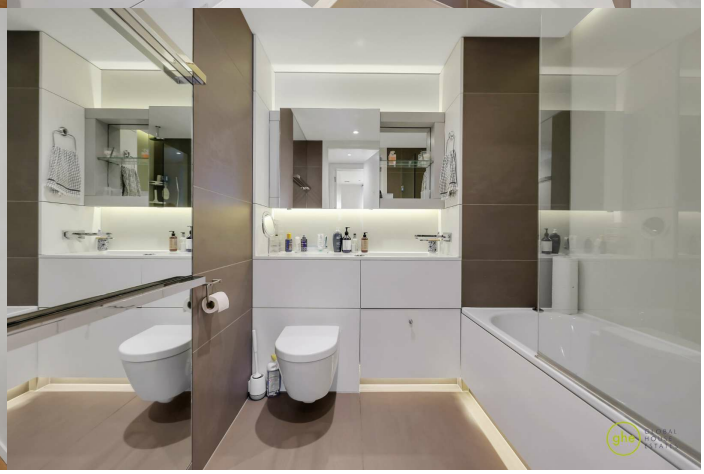
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Virtually staged
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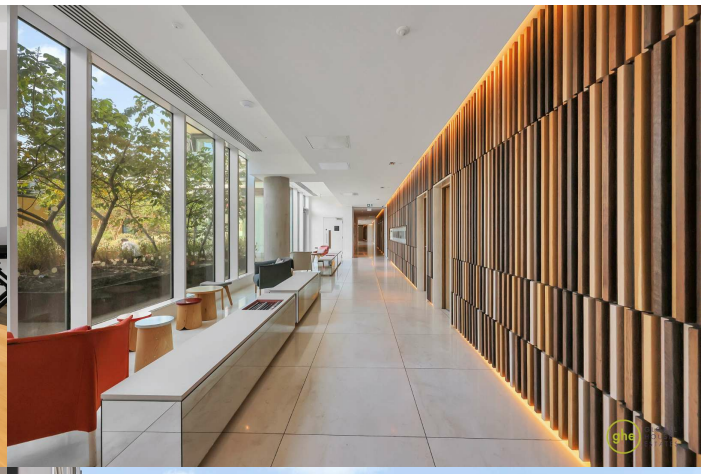

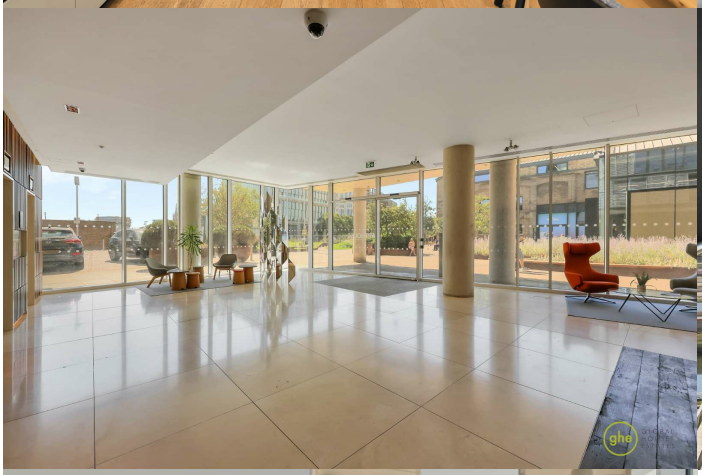

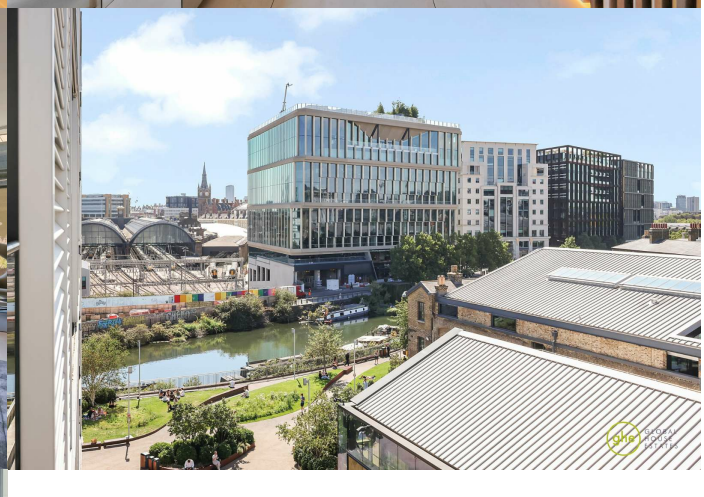

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