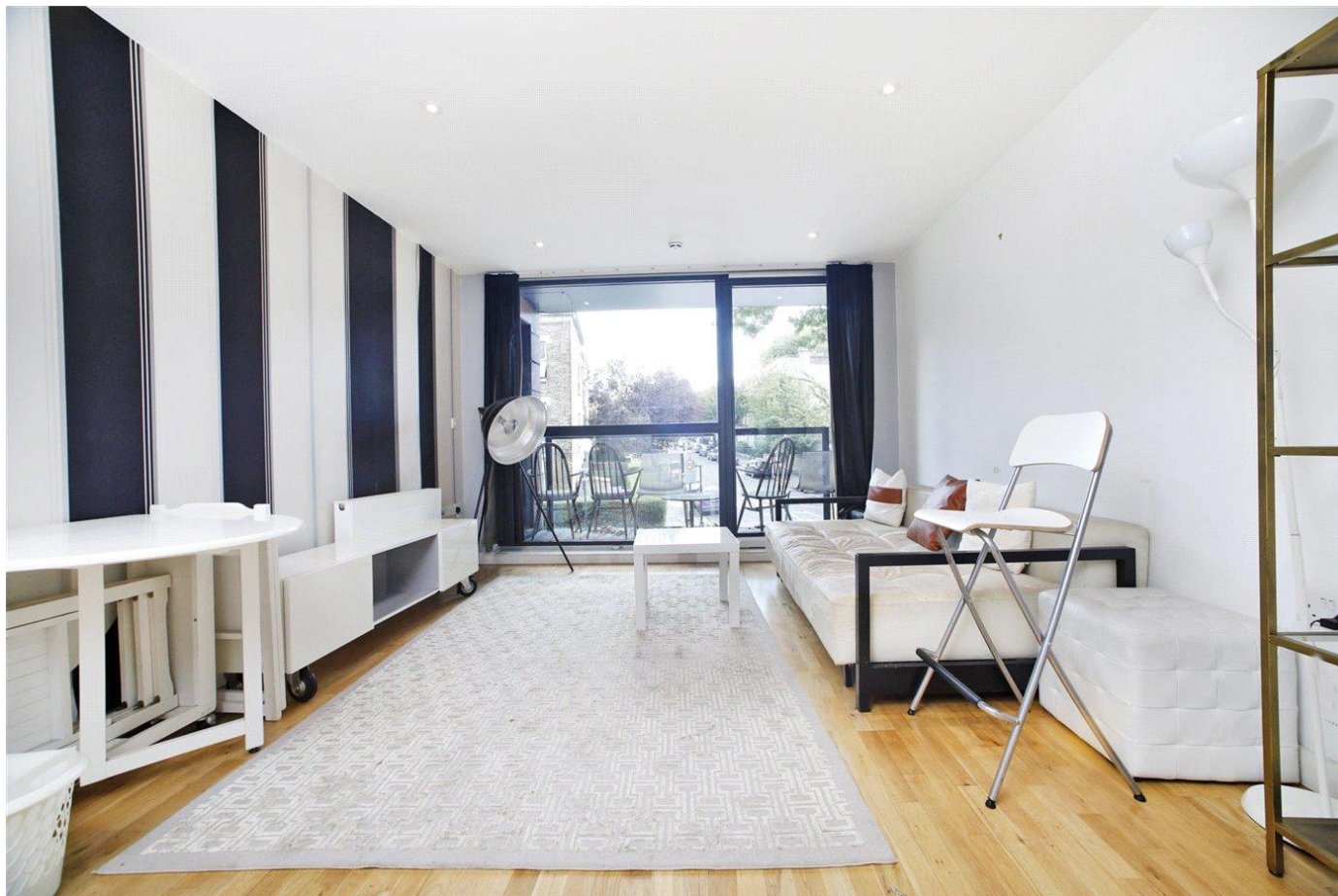




**KING'S CROSS ROAD, WC1X**  
**£550,000 LEASEHOLD APPROX. 109 YEARS REMAINING**







## KING'S CROSS ROAD, WC1X

**A beautifully presented, first floor one double bedroom apartment, set within this modern development, close to Kings Cross and Bloomsbury.**

This large one bedroom property comprises an open plan modern kitchen and reception, a good size double bedroom with built in storage and a luxury bathroom, complete with bath and walk in shower cubicle.

There is a private balcony accessed from the lounge, communal gardens, communal bike storage and double glazing throughout the apartment.

Cube Apartments is an attractive, well-maintained, modern building on Kings cross road, it further benefits from communal gardens and bike storage.

Located within walking distance of Kings Cross, Farringdon, Angel and Russell Square Stations, the property is also very close to the bars and restaurants that Exmouth Market has to offer.

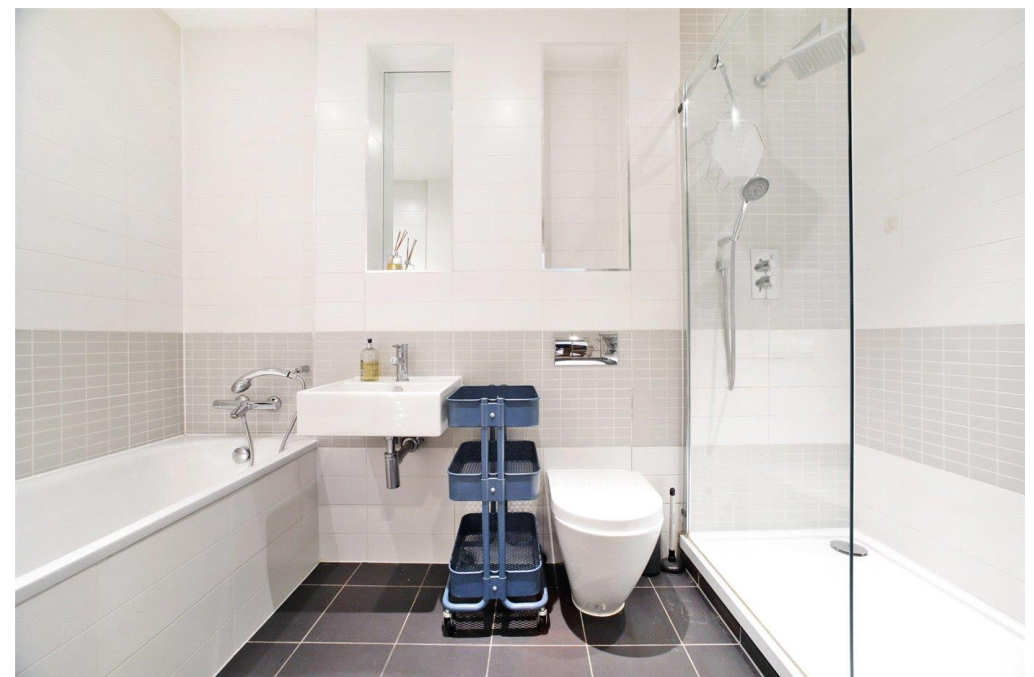
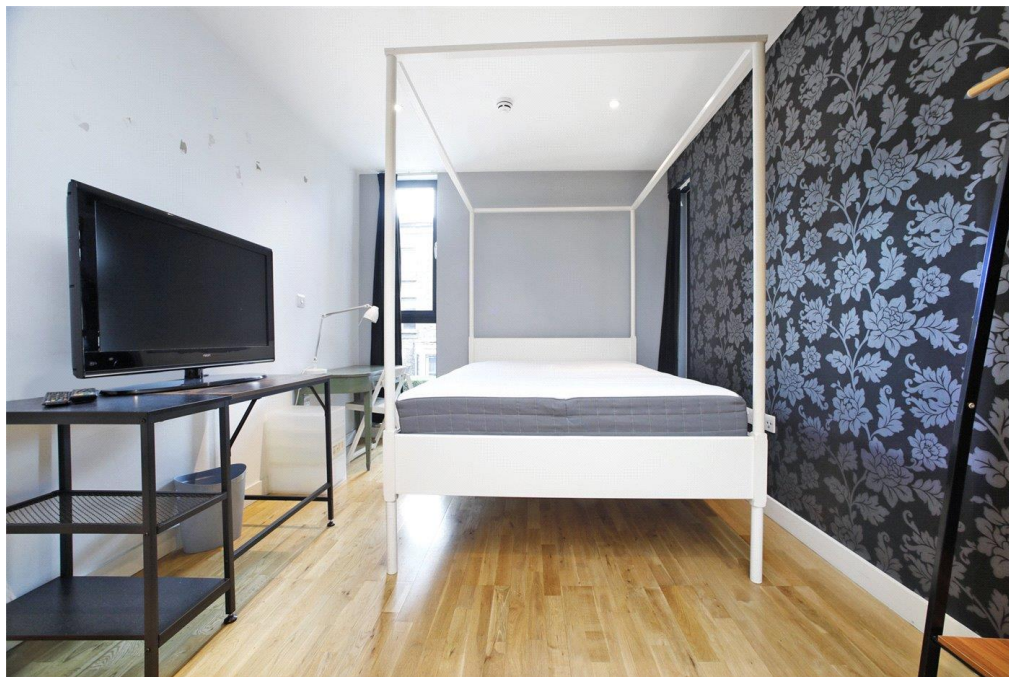
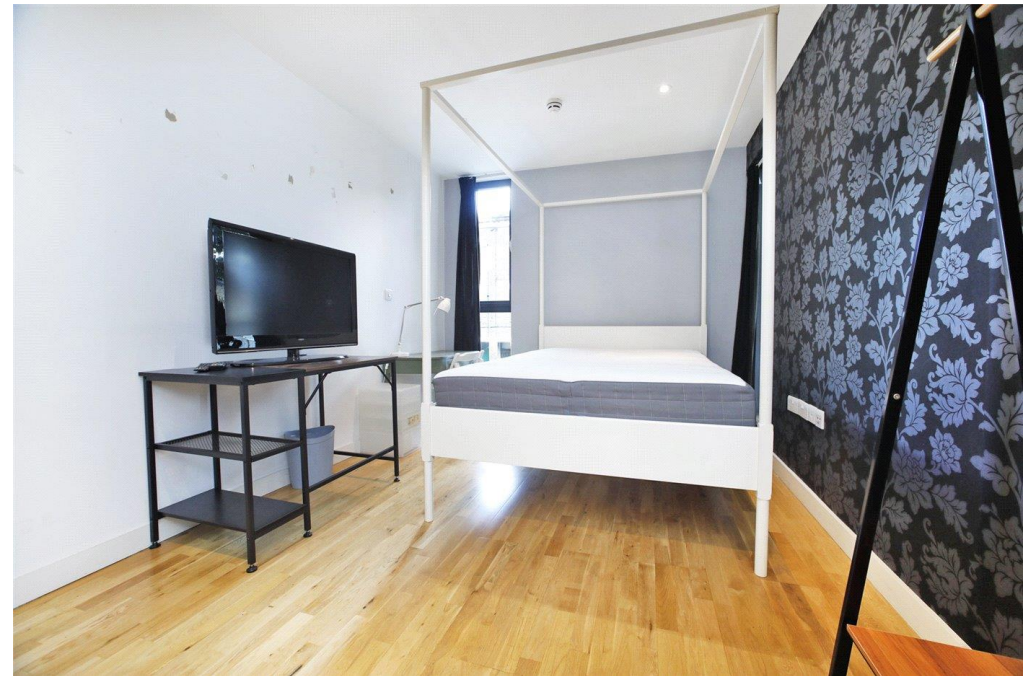
Council Tax: Band D

Ground Rent Approx. £350 P/A

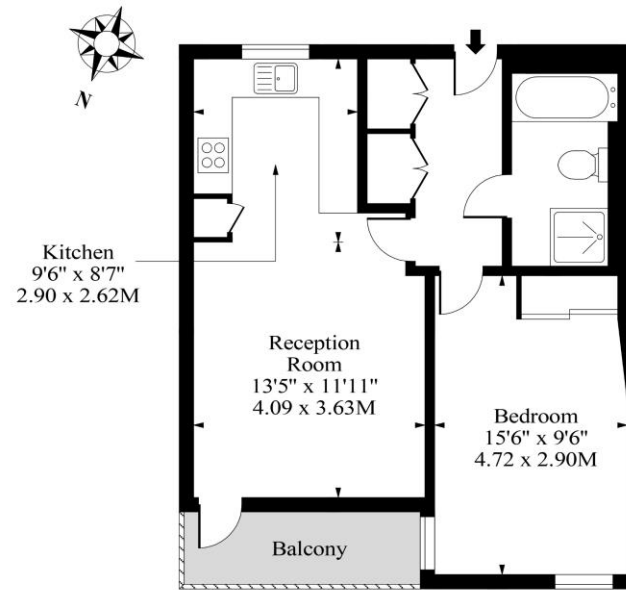
Service Charge Approx. £5,000 P/A







## Cube Apartments, Kings Cross Road N1



First Floor

Approx Gross Internal Area 539 Sq Ft - 50.07 Sq M

Measured in accordance with RICS guidelines. Every attempt is made to ensure accuracy  
However all measurements are approximate.  
The floor plan is illustrative purposes only and is not to scale

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

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**Winkworth**