



ACTON STREET, LONDON, WC1X  
**£850,000 LEASEHOLD APPROX. 979 YEARS REMAINING**

**THIS STYLISH AND BRIGHT TWO DOUBLE BEDROOM, TWO BATHROOM PROPERTY IS SET ON THE THIRD FLOOR OF A BOUTIQUE DEVELOPMENT JUST A SHORT WALK FROM KINGS CROSS & ST PANCRAS.**

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**DESCRIPTION:** The spacious open plan living/kitchen/dining room is flooded with light from the large floor to ceiling dual aspect windows. The bright fitted kitchen has abundant units, fully integrated appliances and granite countertops, a sizeable balcony leading off the reception room and master bedroom. The master bedroom benefits from large, fitted wardrobes, storage space and a sleek en-suite bathroom with walk in shower. The second bedroom is a generous double with large, fitted wardrobes and storage and accesses the large family bathroom. Centrally located between Bloomsbury, Kings Cross, Islington, and Clerkenwell this property boasts excellent transport links and is within walking distance to the West End, City and Southbank. Green spaces abound with Bloomsbury's famous gardens on your doorstep and Regent's Canal just a short walk north, leading to Camden, Primrose Hill and Regent's Park. Farringdon's Elizabeth Line takes you to Heathrow in just over 30mins. Local amenities are plentiful with the bars, restaurants and shops of Exmouth Market, Coal Drops Yard and Upper Street only a short walk away. A large Waitrose supermarket is located in the nearby Brunswick Centre, as well as a six-screen Curzon cinema.



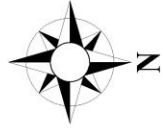
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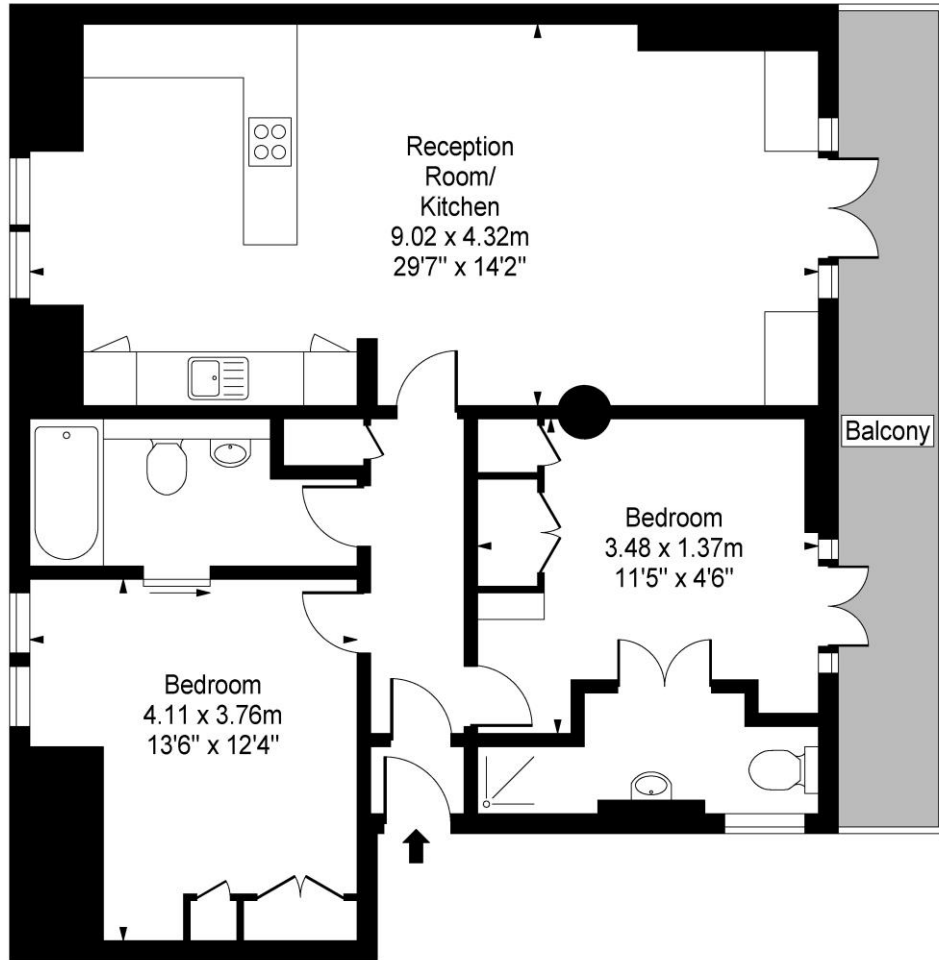


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# Acton Street WC1



Second Floor

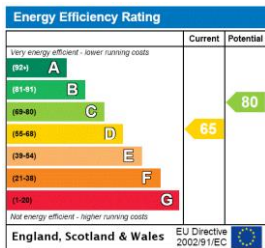
Approx Gross Internal Area

896 Sq Ft - 83.27 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

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**Tenure:** Leasehold

**Term:** 979 year and 0 months

**Service Charge:** Approx. £3,700 per annum

**Ground Rent:** Approx. £250 Annually (subject to increase)

**Council Tax Band:** E

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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