



York Way, Kings Cross, N7

Guide Price: £615,000

 Benham
& Reeves

York Way, Kings Cross, N7

 1 Bedroom  1 Bathroom  Leasehold

A stylish one-bedroom apartment with a private terrace situated on the 5th floor of this exceptional development in Kings Cross.

The immaculate interior features a striking open-plan kitchen and reception room with bespoke, fitted cabinets that incorporate a dedicated entertainment hub with a TV recess. The property also offers a generous double bedroom with built-in wardrobes and a sleek, contemporary bathroom. Floor-to-ceiling glass doors in both principal rooms open directly onto a private terrace, offering far-reaching views.

Further benefits include underfloor heating, a 24-hour concierge service, and passenger lift access.

Positioned moments from the vibrant culinary and retail hubs of Granary Square and Coal Drops Yard, the property offers unrivalled local lifestyle amenities. The West End, Islington, and Camden are all within easy reach, as are King's Cross and St Pancras International stations, providing instant access to six London Underground lines and international rail links.





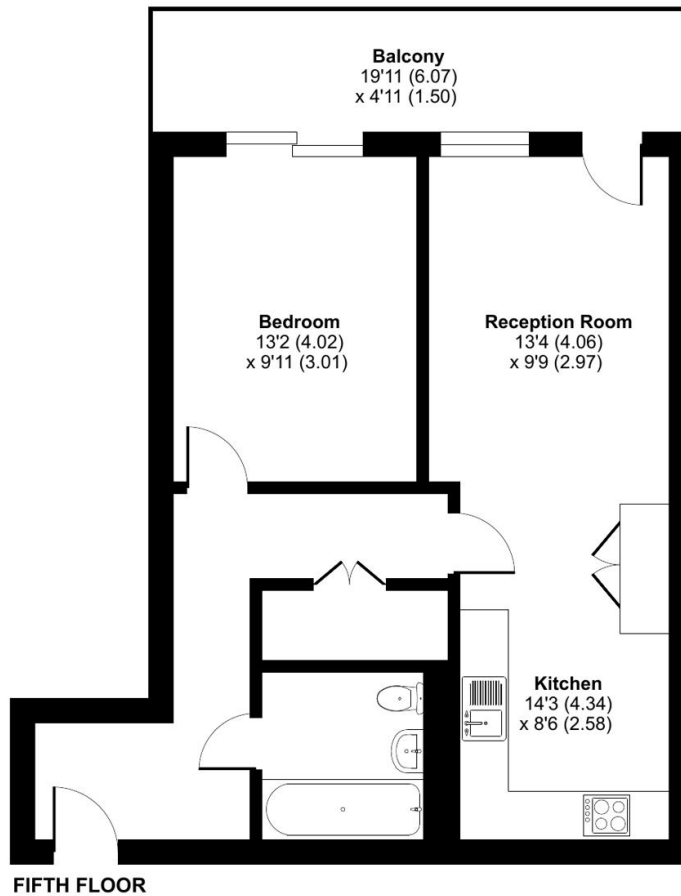
Property Features:

- Double Bedroom
- Bathroom
- Reception Room
- Fully Fitted Kitchen
- Private Balcony
- Lift Access
- 24-hour concierge service



York Way, Camden Town, N7

Approximate Area = 586 sq ft / 54.4 sq m
For identification only - Not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B	87 B	87 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

Guide Price:	£615,000
Tenure:	Leasehold Expires 02/11/2147 Approximately 121 Years Remaining
Ground Rent:	£400.00 (per annum) For the year 2026
Service Charge:	£4,239.04 (per annum) For the year 2026
Anticipated Rent:	£2,500.00 pcm Approx. 4.9% Yield

Viewings:

All viewings are by appointment only through our Dartmouth Park Office.

Our reference: DMP260135

T: 020 7319 9660

E: dartmouthpark.sales@benhams.com

W: www.benhams.com

Disclaimer: These particulars are for guidance purposes only and do not form part of an offer or contract. Whilst care has been taken in their preparation, Benham and Reeves or the vendor shall not be held responsible for any inaccuracies. You should not rely on statements by Benham and Reeves Ltd in the particulars or by word of mouth or in writing as being factually accurate about the property, its condition or its value. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only. The photographs appearing in these particulars show only certain parts of the property at the time when the photographs were taken. It should not be assumed that the property has all or any of the necessary planning permission, building regulation consent approval or other required consents for it previous, present or future intended usage. Any intending purchasers must satisfy themselves by inspection or by taking appropriate professional advice. Benham and Reeves Ltd has not rested any of the equipment, fittings or facilities.

London | Canary Wharf | City | Colindale | Dartmouth Park | Ealing | Fulham | Hampstead
Hammersmith | Highgate | Hyde Park | Kensington | Kew | Knightsbridge | Nine Elms
Surrey Quays | Shoreditch | Wembley | Wapping | White City | Woolwich

International | China | Hong Kong | India | Israel | Malaysia | Middle East | Pakistan
Singapore | South Africa | Turkey

