



Lewis Cubitt Park, London, N1C

Asking Price: £630,000

 Benham
& Reeves

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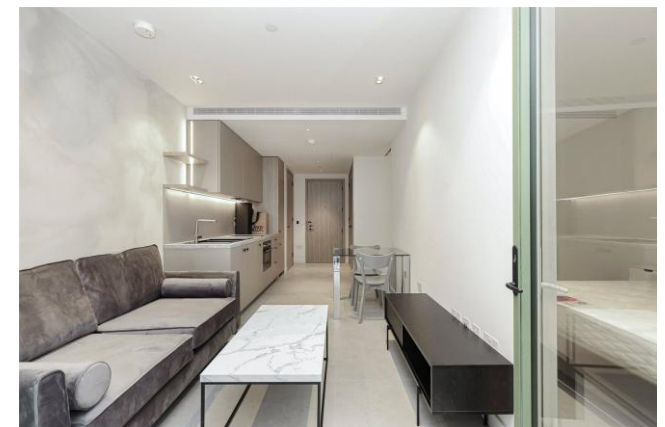
 1 Bedroom (s)  1 Bathroom (s)  Leasehold

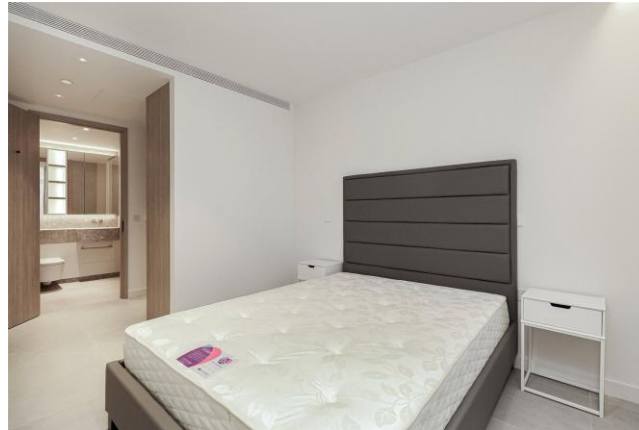
A stylish one bedroom apartment with a private terrace set on the 8th floor of this exceptional new development located in the heart of Kings Cross.

Finished to a high standard, the accommodation comprises an impressive open plan reception room/kitchen leading to a private terrace, a spacious double bedroom with fitted wardrobes and a contemporary bathroom.

Further benefits include thermostatically controlled under floor heating to all rooms, a home automation system controlling lighting, heating and comfort cooling, 24hr concierge service, two passenger lifts and access to a range of impressive shared spaces, including a landscaped communal roof terrace and furnished residents' lounge offering wonderful views over Cubitt Park.

Designed by Allies and Morrison, with interiors by Johnson Naylor, Capella offers a selection of one to three bedroom apartments and townhouses. The development is enviably located moments from Granary Square and the Coal Drops Yard shopping and dining districts, with over 50 shops and restaurants. The West End and bustling high streets of Islington and Camden are all within easy reach. There are also excellent transport links including St. Pancras International station and King's Cross station which offers access to the Northern, Piccadilly, Victoria, Metropolitan, Circle and Hammersmith and City lines.

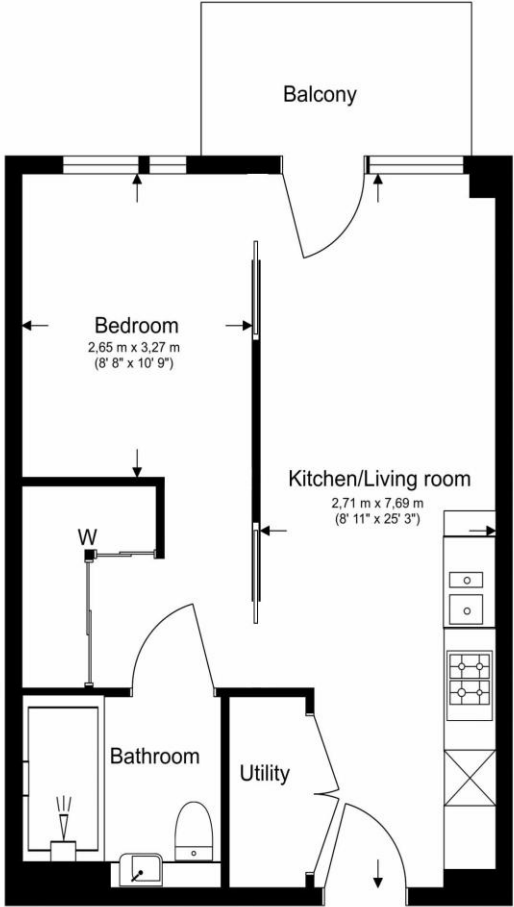




Property Features:

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

Total Gross Internal Area
41.7 Sq/m - 449 Sq/ft



Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.

Terms & Conditions:

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

Asking Price:	£630,000
Tenure:	Leasehold Expires 31/12/2269 Approximately 243 Years Remaining
Ground Rent:	Peppercorn
Service Charge:	£5,084.45 (per annum) 01/07/2025 - 30/06/2026

Viewings:

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

Our reference: CHN260003

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