



# Lewis Cubitt Park, King's Cross, N1C

Asking Price: £1,150,000

 Benham  
& Reeves



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 2 Bedroom (s)  2 Bathroom (s)  Leasehold

Completion Quarter 3 2024 A stylish two bedroom apartment with private terrace situated on the 5th floor of this exceptional new development in Kings Cross.

Finished to an exacting standard, the accommodation comprises an impressive 25'3 open plan reception room/kitchen leading to a private terrace offering far reaching views, two double bedrooms with fitted wardrobes, an en suite shower room 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 King's Cross St Pancras which offers access to the Northern, Piccadilly, Victoria, Metropolitan, Circle and Hammersmith and City lines as well as the St. Pancras International.



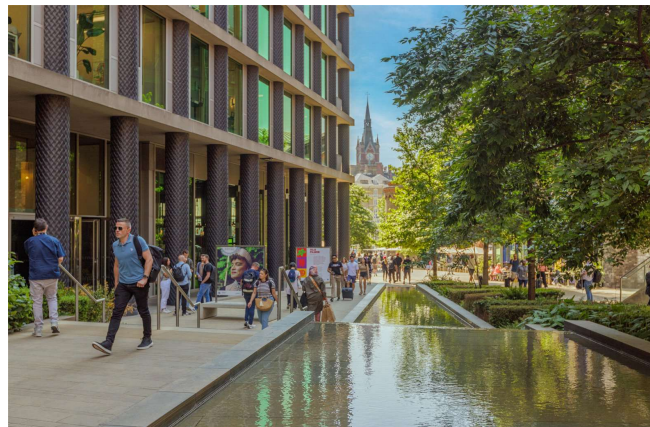
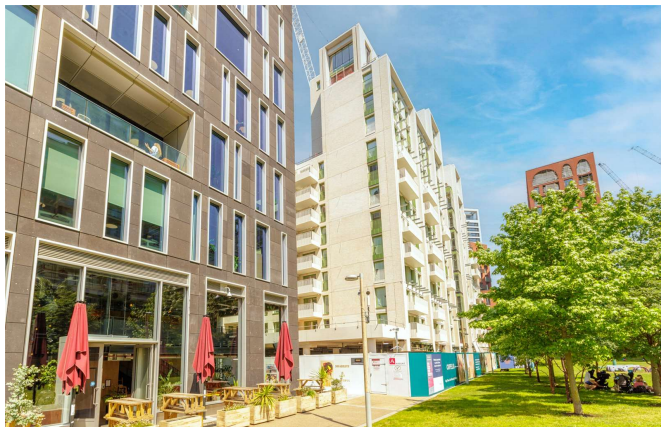


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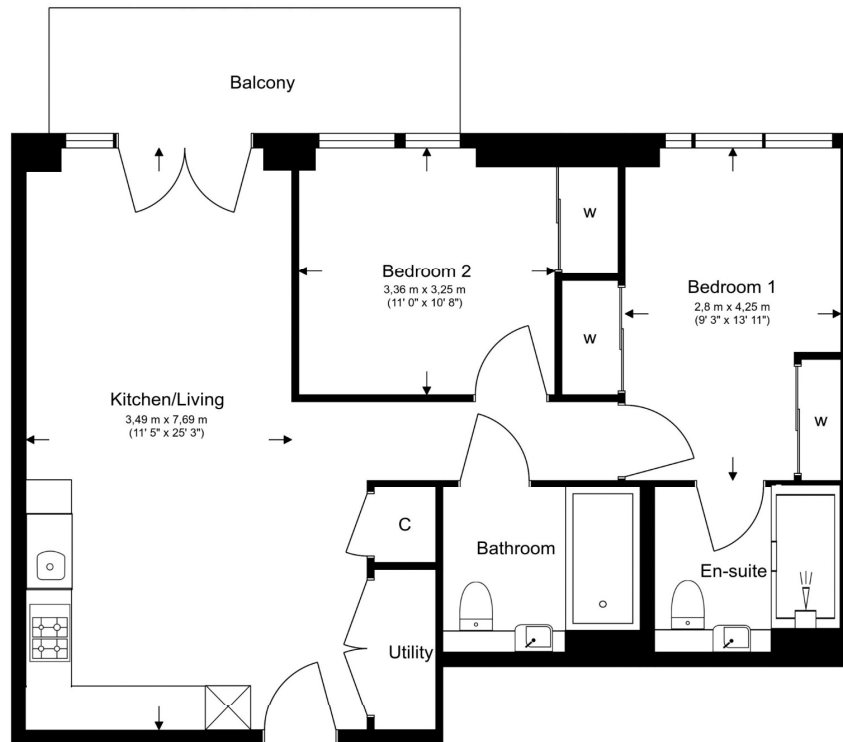


## Property Features:

- Two Double Bedrooms
- En Suite Shower Room
- Bathroom
- Reception Room
- Fully Fitted Kitchen
- Private Balcony
- Lift Access
- 24-hour concierge service
- Residents Garden And Lounge



## Fifth Floor Total Gross Internal Area 74.0 Sq/m - 797 Sq/ft



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:   | £1,150,000   |
| Tenure:         | Leasehold<br>Expires 28/02/2274<br>Approximately 250 Years Remaining |
| Service Charge: | £7,451.95 (per annum)<br>(Estimated) to completion                   |

## Viewings:

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

Our reference: CHN230010

T: 0207 319 9660

E: [dartmouthpark.sales@benhams.com](mailto:dartmouthpark.sales@benhams.com)

W: [www.benhams.com](http://www.benhams.com)

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