



Camley Street, Kings Cross, N1C

Asking Price: £1,290,000

 Benham
& Reeves

Camley Street, Kings Cross, N1C

 2 Bedroom (s)  2 Bathroom (s)  Leasehold

A stylish two bedroom apartment situated on the 4th floor of the highly desirable Onyx Apartments in Kings Cross.

This well presented apartment features a striking 20'1" reception room with contemporary fully fitted open plan kitchen and floor to ceiling double glazed sliding doors opening to the private terrace offering wonderful views over the Regent's Canal. There is a spacious principal double bedroom with full length fitted wardrobes and en suite shower, a further double bedroom and large guest bathroom.

Further benefits include a 24-hour concierge service, bike storage and access to the residents rooftop terrace.

The property 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.

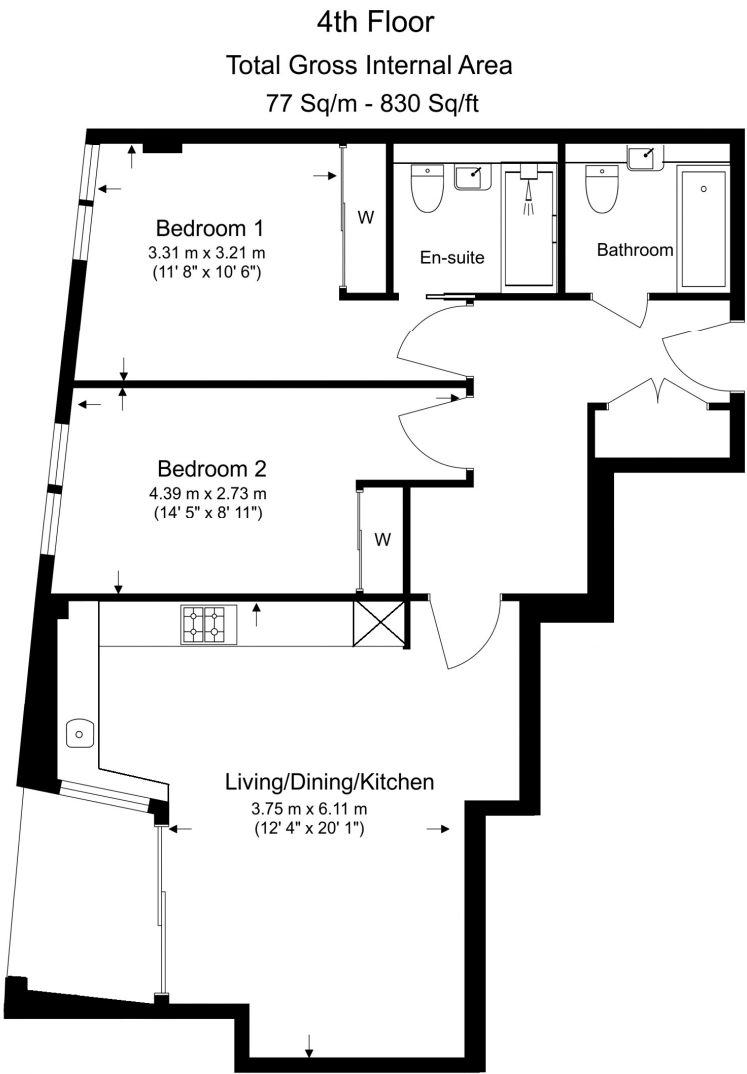
Please note that this property is currently rented, photographs were taken prior to the current tenancy





Property Features:

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



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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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	87	87
(69-80) C		
(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	

Terms & Conditions:

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

Asking Price:	£1,290,000
Tenure:	Leasehold Expires 17/12/3017 Approximately 992 Years Remaining
Ground Rent:	£750.00 (per annum) for the year 2025
Service Charge:	£8,630.35 (per annum) for the year 2025
Anticipated Rent:	£3,685.00 pcm Approx. 3.4% Yield

Viewings:

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

Our reference: DMP250136

T: 0207 319 9660

E: dartmouthpark.sales@benhams.com

W: www.benhams.com

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