



Hand Axe Yard, Kings Cross, WC1X

Asking Price: £1,250,000



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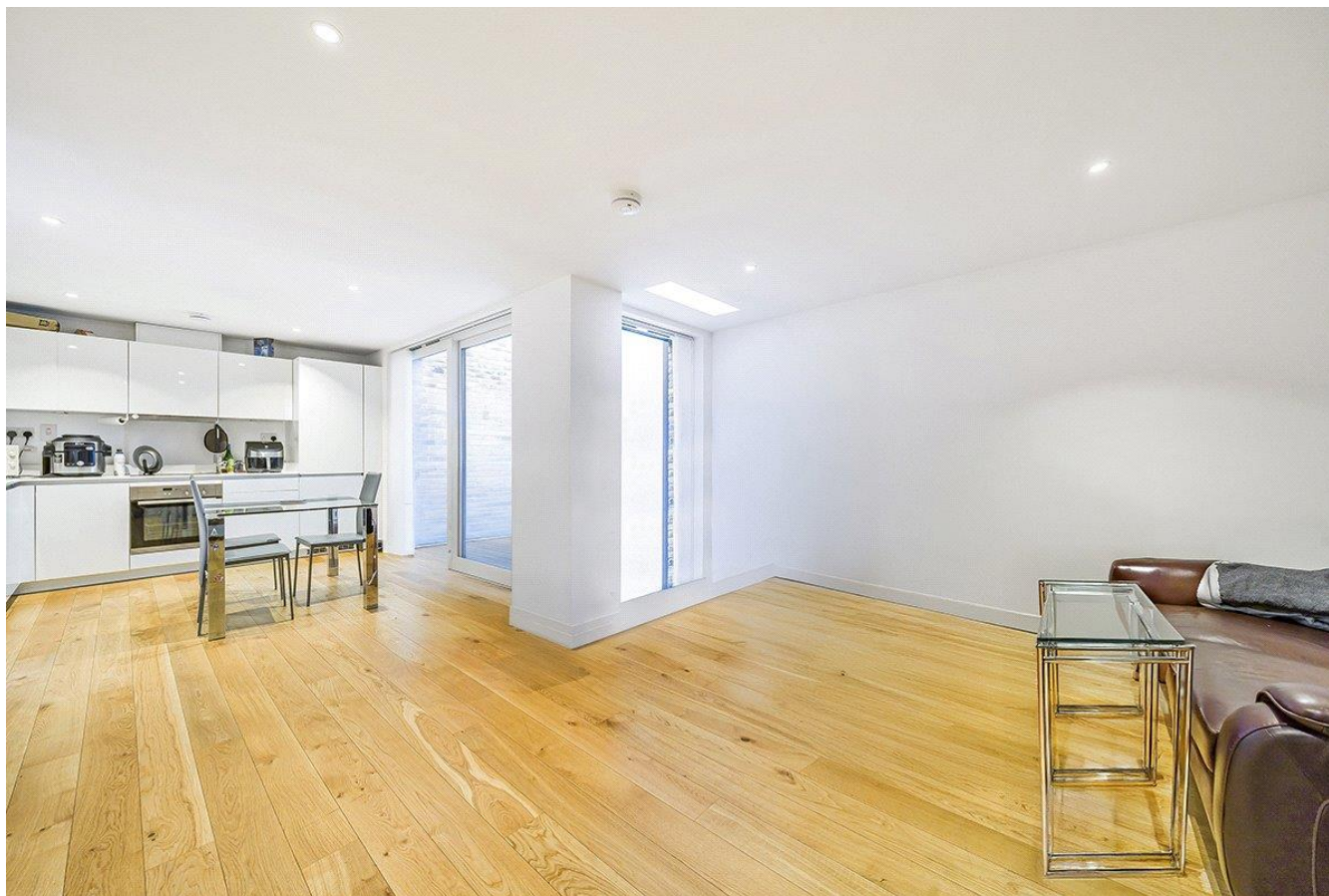
 3 Bedroom (s)  2 Bathroom (s)  Leasehold

This fabulous town house features three spacious bedrooms, each with plush carpeting, with the principle also including an ensuite shower room. There is elegant bathroom located on the second floor conveniently positioned on between the second and third bedroom and a WC on the basement level. The open-plan kitchen and living area located on the basement level, seamlessly extends onto a private garden terrace, while an additional private balcony/terrace is located on the second floor. Wooden flooring runs throughout the main living areas, adding a touch of warmth and sophistication. Offering impeccable design, prime location, and outstanding amenities, this home presents a rare opportunity to experience the best of London living.

Residents of St Pancras Place benefit from an array of exclusive amenities, including a concierge service, 24-hour CCTV security, swipe-card and video entry systems, and an on-site gym. The development also boasts a communal front yard, offering a peaceful green space to relax.

Located just a short walk from King's Cross St Pancras, one of London's major transport hubs, this property offers unparalleled connectivity with access to multiple underground lines, national rail services, and the Eurostar. The area has undergone significant regeneration, now home to trendy restaurants, boutique shops, and cultural attractions, making it one of London's most sought-after locations.





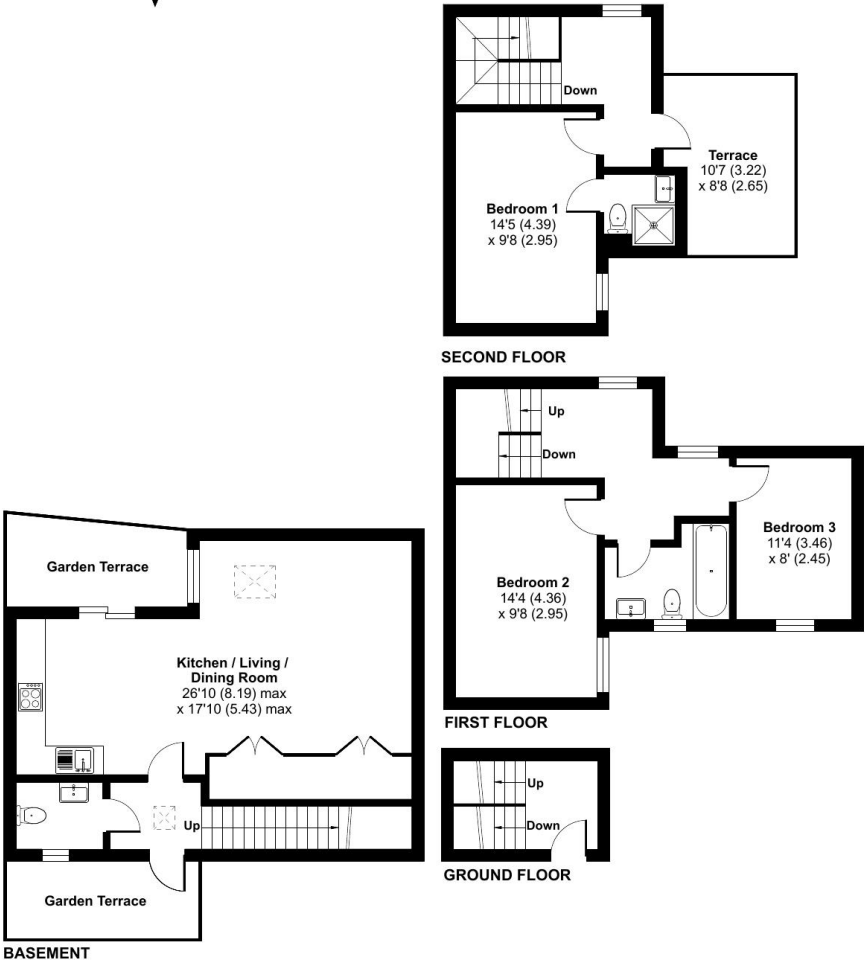
Property Features:

- Terraced House
- 3 Bedrooms
- 3 Bathrooms
- 1,249 Square Feet
- Concierge
- Residents' Gymnasium
- Gated Development
- Excellent Transport Links



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Approximate Area = 1249 sq ft / 116 sq m
For identification only - Not to scale



| Energy Efficiency Rating | | Current | Potential |
|---------------------------------------------|----------|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | 90 | 90 |
| (81-91) | B | | |
| (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: | £1,250,000 |
| Tenure: | Leasehold Expires 01/01/3016 Approximately 990 Years Remaining |
| Ground Rent: | £600.00 (per annum) For the year 2026 |
| Service Charge: | £9,172 approx. (per annum) For the year 2026 |

Viewings:

All viewings are by appointment only through our City Office.

Our reference: CWH230039

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