



## KINROSS HOUSE, KINGS CROSS, N1 N1 0AA

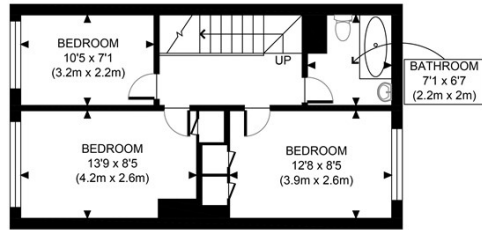
£485,000  
LEASEHOLD

\*NO CHAIN\* Hemmingfords are pleased to present this spacious (835sq foot) three double bedroom split level apartment ideally located in Islington, moments to Kings Cross and Granary Square.

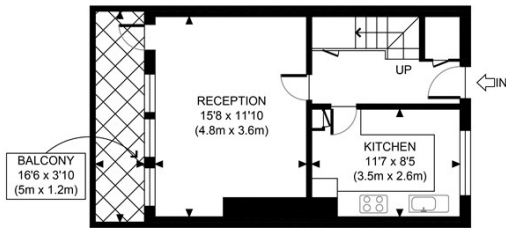
Boasting 835Sq Ft of space, this lovely home consists of three spacious double bedrooms, reception room which leads out to a private balcony, a separate kitchen diner and a 3 piece bathroom suite and W.C. This apartment also enjoys a secure entry phone system, double glazing, communal green and permit parking available.

Kings Cross Station and all the new restaurants and bars are on your doorstep and Upper Street is also easily accessible. There are fantastic tubes, train, and Euro Star links from Kings Cross as well as bus links to the City.

**Hemmingfords**

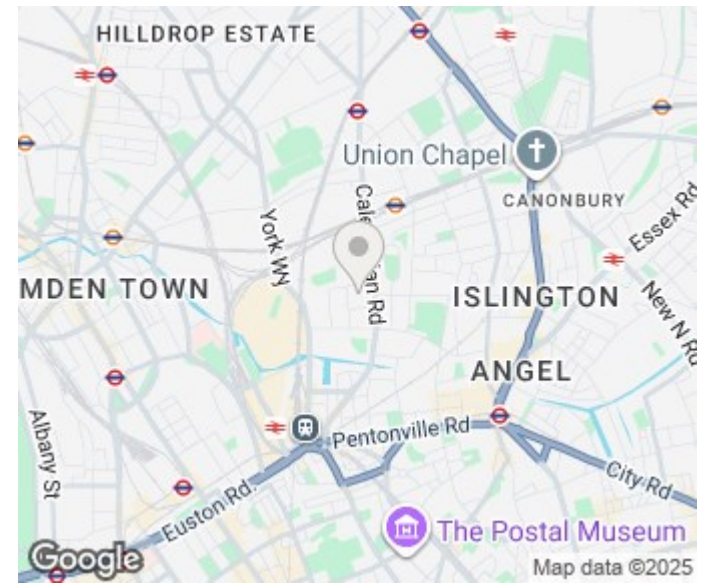


THIRD FLOOR  
GROSS INTERNAL  
FLOOR AREA 462 SQ FT



SECOND FLOOR  
GROSS INTERNAL  
FLOOR AREA 373 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 835 SQ FT / 78 SQM	Kinross Gardens
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation	date: 21/05/21
	photoplan



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		68	74
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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