



21 STELFOX HOUSE PENTON RISE

LONDON, WC1X 9EA

£2,250

Nestled in the vibrant area of Kings Cross, this charming two double bedroom split-level apartment on Penton Rise offers a delightful blend of modern living and classic comfort. Upon entering, you are welcomed into a spacious reception room that serves as the heart of the home, perfect for both relaxation and entertaining guests.

The apartment features two generously sized double bedrooms, providing ample space for rest and personalisation. The well-appointed bathroom is designed with functionality in mind, ensuring convenience for daily routines.

This property is ideally located, with Kings Cross being a hub of activity and culture. Residents can enjoy easy access to a variety of shops, restaurants, and

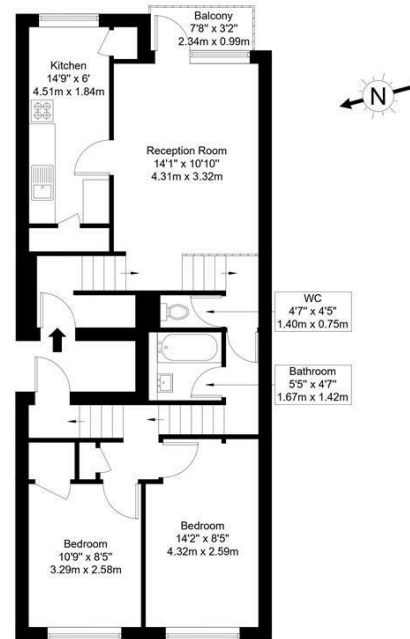
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Approx Gross Internal Area = 64.7 sq m / 696 sq ft

Balcony = 2.3 sq m / 25 sq ft

Total = 67 sq m / 721 sq ft



Seventh / Eighth Floor

Ref :

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**B L E U
P L A N**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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 & 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

Hemmingfords Lettings & Sales
Second Floor
34 Upper Street
London
N1 0PN

020 3890 7470
info@hemmingfords.co.uk
www.hemmingfords.co.uk

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