



A4-2 ARTHOUSE 1 YORK WAY LONDON, N1C 4AS

£2,925

Stunning one bedroom flat set on the fourth floor of the highly sought after Arthouse building in the heart of Kings Cross. This furnished apartment includes an inviting living space, fitted kitchen with integrated appliances, wood flooring, floor-to-ceiling windows, fitted bedroom storage, modern tiled bathroom and a private balcony.

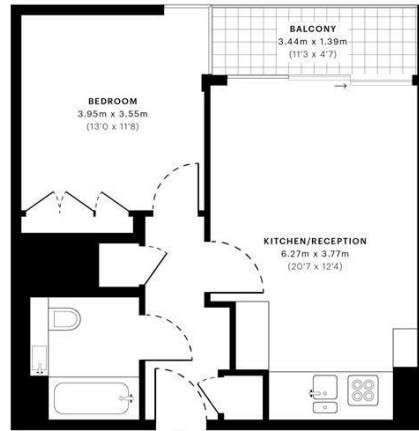
Arthouse is superbly located in the heart of the Kings Cross regeneration area, on the banks of the Regents Canal and less than 500m away from Kings Cross St Pancras. The area is home to a wide range of restaurants, bars, galleries, concert halls and museums

Hemmingfords

Arthouse, NIC
CAPTURE DATE: 29/07/2021 LASER SCAN POINTS: 1342,658

GROSS INTERNAL AREA
47.00 sqm / 505.90 sqft

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GROSS INTERNAL AREA (GIA)
The footprint of the property
47.00 sqm / 505.90 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes swimming pools, covered terraces
44.55 sqm / 479.53 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas, etc.
4.78 sqm / 51.45 sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.8m
0.00 sqm / 0.00 sqft

spec Verified

RICS Certified Property Measurement

Speci Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Pits and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3 RESIDENTIAL 51.38 sqm / 553.05 sqft
IPMS 3 COMMERCIAL 49.57 sqm / 533.57 sqft

spec id: 6100191/cw028f5d972385



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	85
(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

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