



Ice Wharf, New Wharf Road, London, N1 9RW

Offers in excess of: £700,000 Leasehold

2 Bedrooms | 1 Reception Room | 1 Bathroom

A bright and spacious two-bedroom apartment set within the highly sought-after Ice Wharf development, moments from King's Cross. Offering a private balcony, communal gardens overlooking Regent's Canal, a long lease of over 900 years and being sold chain free, this superb home sits in a prime canal side position moments from Granary Square and Coal Drops Yard and Islington.

- Leasehold 986 years 8 months
- Service charge £4,867 pa
- Ground rent £100 pa



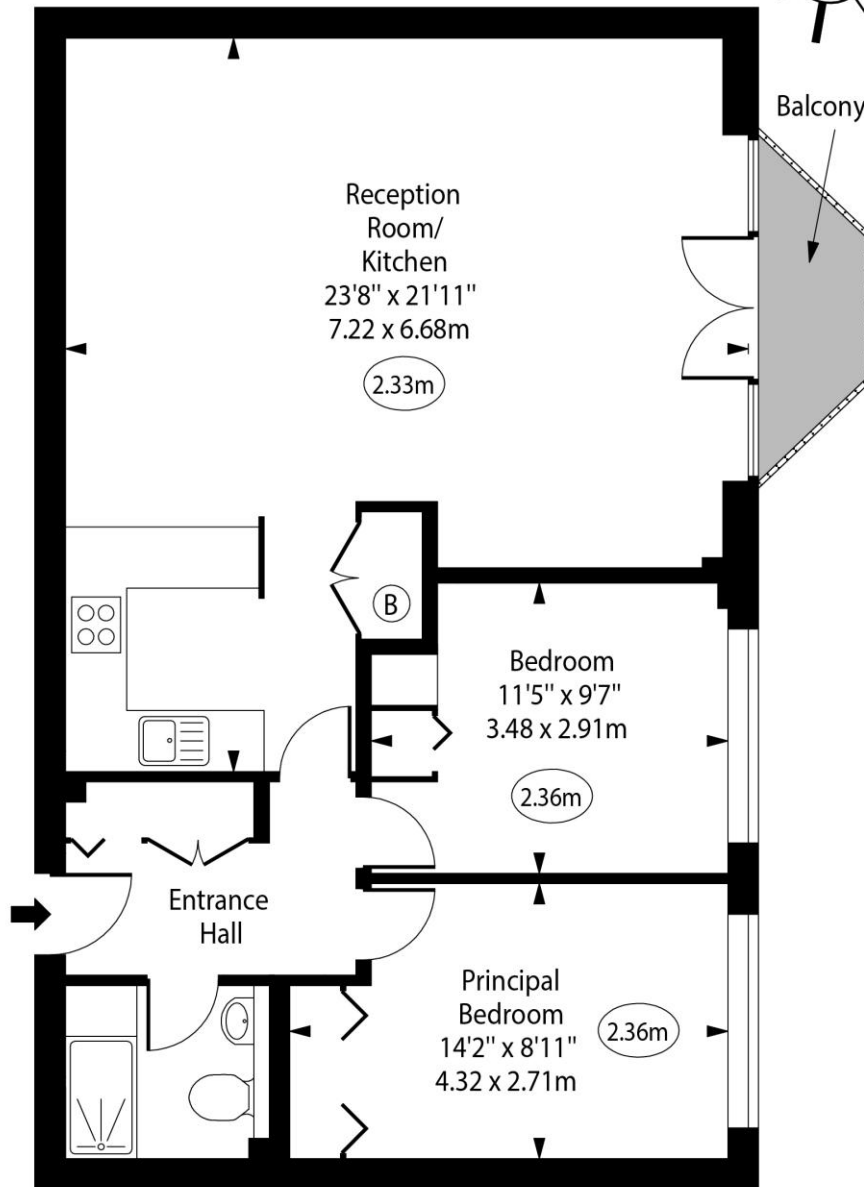
Ice Wharf, New Wharf Road, London, N1 9RW

A bright and generously sized two-bedroom apartment set within the sought-after gated Ice Wharf development on New Wharf Road, moments from the vibrant energy of King's Cross. This chain-free home spans approximately 776 sq ft and offers excellent living space, a private balcony and access to beautifully maintained communal gardens overlooking Regent's Canal. Residents also benefit from a 24-hour concierge service and lift access for added convenience.



Ice Wharf, New Wharf Road, N1

○ - Ceiling Height



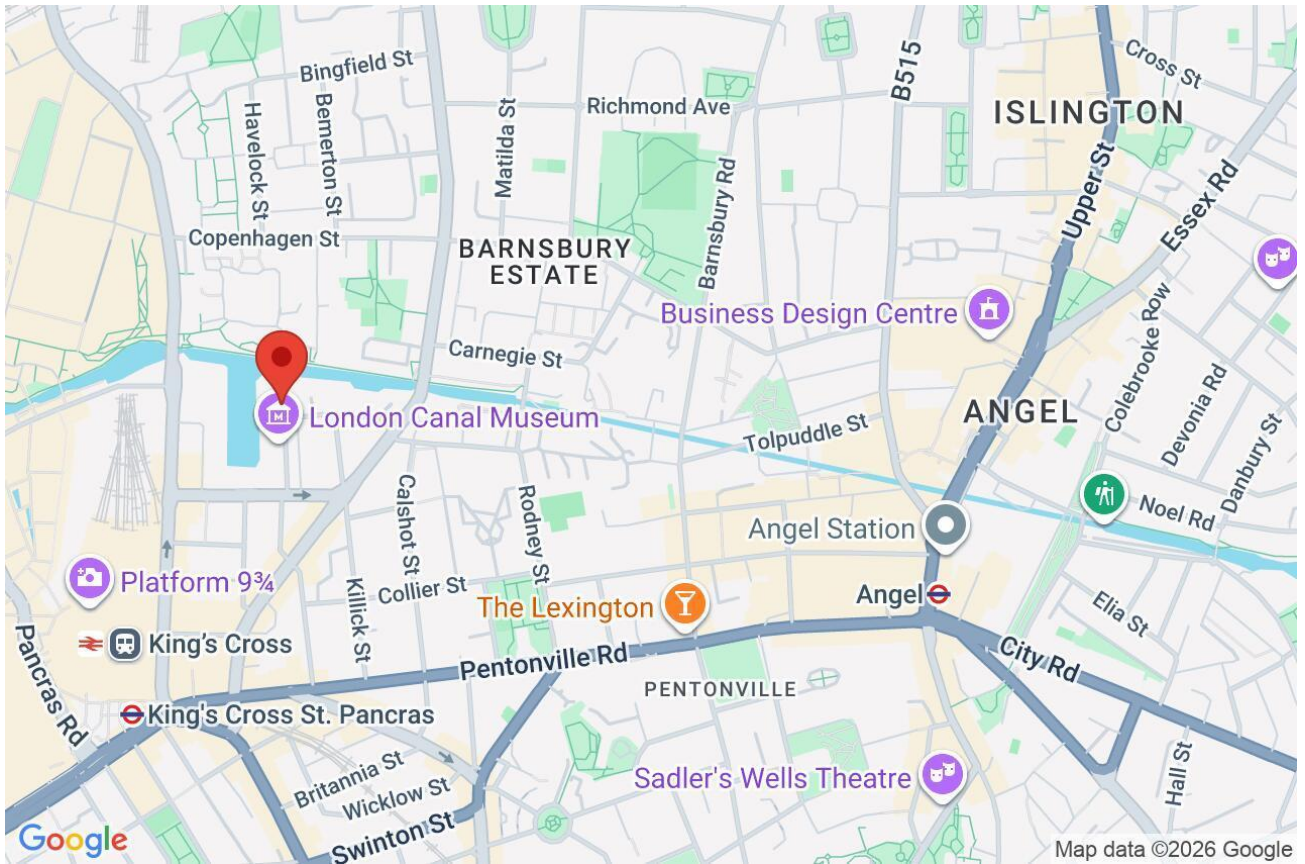
Third Floor

Approx Gross Internal Area 776 Sq Ft - 72.09 Sq M

Every attempt has been made to ensure the accuracy of the floor plan shown. However, all measurements, fixtures, fittings, and data shown are approximate interpretations and for illustrative purposes only. Measured according to the RICS. Not To Scale.

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Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested and no guarantee as to their operating ability or their efficiency can be given.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		