



Kings Cross Road, London, WC1X 9QG

Offers in excess of: £450,000 Leasehold

1 Bedrooms | 1 Reception Rooms | 1 Bathrooms

This 550sq.ft one-bedroom, ground floor flat with private patio, is well located between Kings Cross and Farringdon., benefitting from extensive local amenities and transport links.

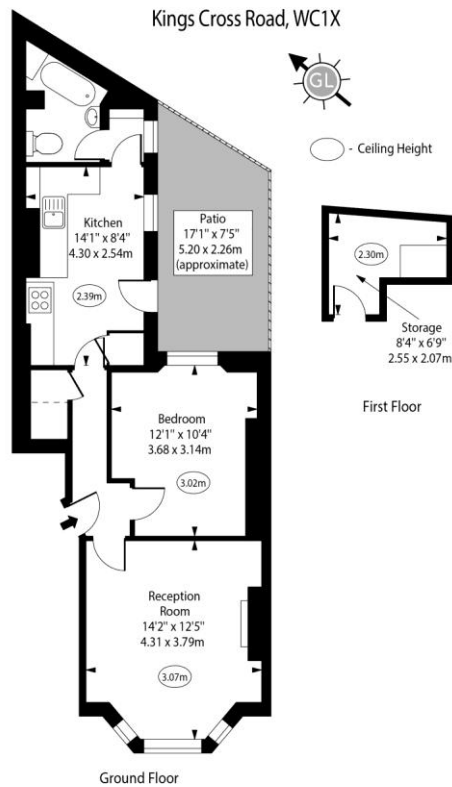
- Leasehold 89 years 11 months
- Service charge: £1700pa
- Ground rent: TBC



70a Kings Cross Road, London, WC1X 9QG

Offering a bright reception room with high ceilings and bay window, double bedroom overlooking the private patio, kitchen and bathroom. The property also benefits from a large private storage room accessed off the communal hallway.



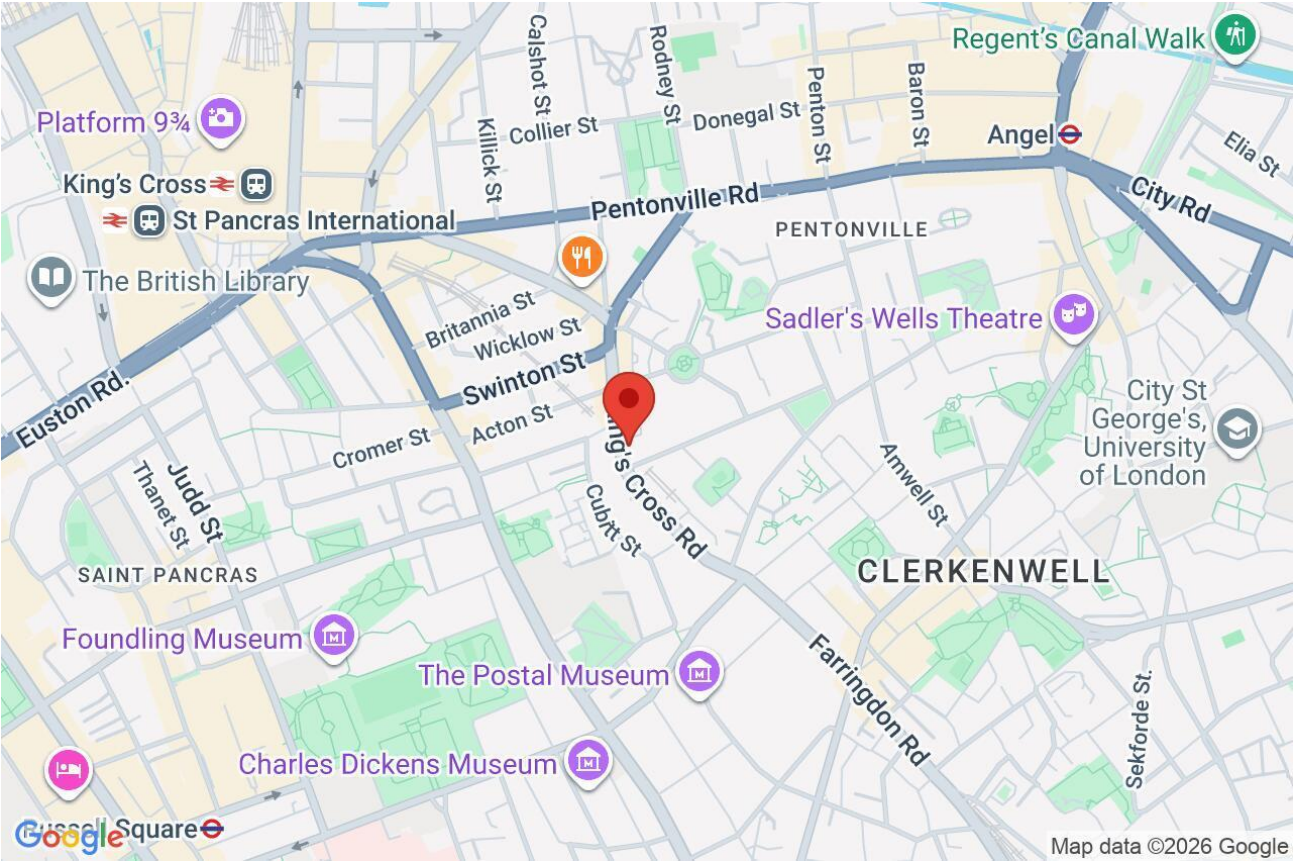


Ground Floor

Approx Gross Internal Area	506 Sq Ft - 47.01 Sq M
(Excluding Storage)	
Approx Gross Internal Area	551 Sq Ft - 51.19 Sq M
(Including Storage)	

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		
69-80	C		74 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		