



A STUNNING APARTMENT IN THE MODERN PLIMSOLL BUILDING IN THE HEART OF THE KING'S CROSS REGENERATION AREA.

PLIMSOLL BUILDING, 1 HANDYSIDE STREET, LONDON, N1C 4BQ

Furnished, Part Furnished, £575 pw (£2,491.67 pcm) + £285 inc VAT tenancy paperwork fee and other charges apply.*

Available from 28/05/2018



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- 1 Bedrooms • 1 Bathrooms • 2 Receptions
- Stunning and stylish • Floor to ceiling windows • Open and airy • Modern furnishings • Upper maisonette apartment • EPC Rating = B • Council Tax = G

Description

A brand new contemporary and stylish one double bedroom apartment situated close to Kings Cross station. The apartment features an open plan kitchen and living space with stylish wood flooring, and large windows with incredible views over the King's Cross regeneration area. The room has a staircase to the side which leads onto the bedroom on a deck over the living room. The whole open space is bright, airy and offers a great sense of openness.

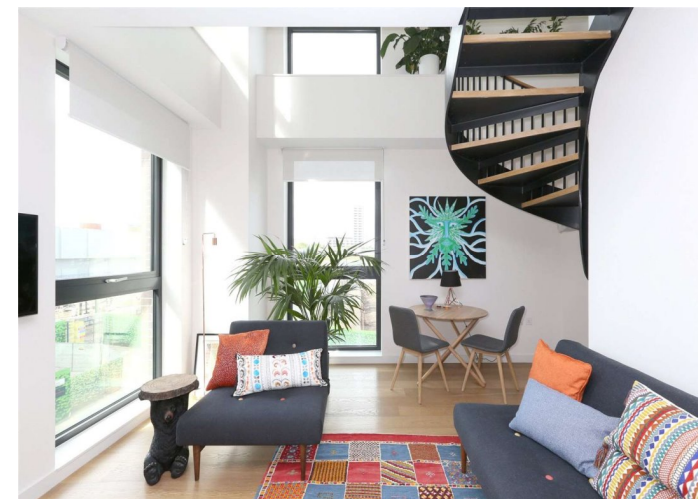
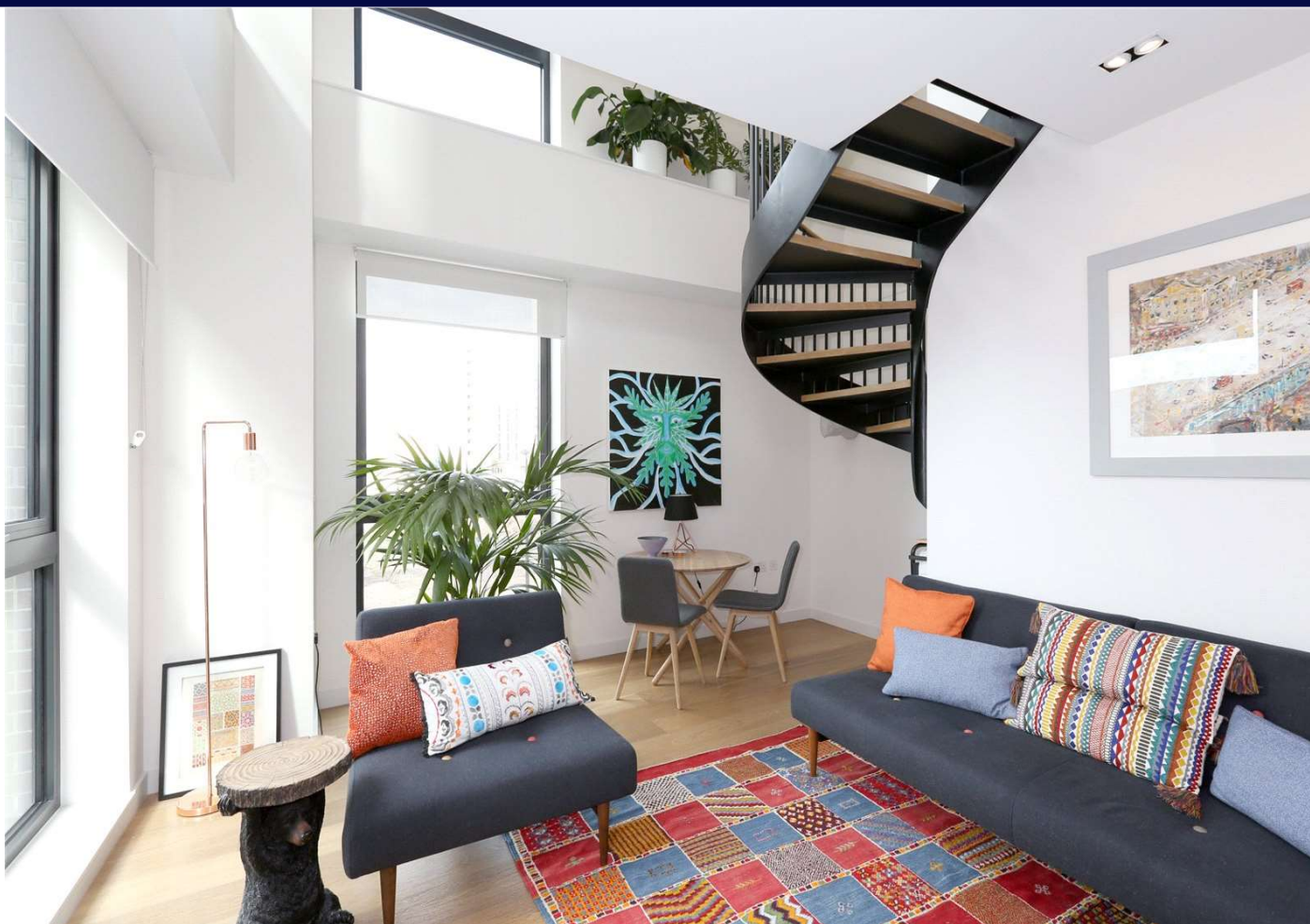
The Plimsoll Building offers many amenities for the residents, starting with the fitness suite, private dining facilities, concierge, bicycle storage and a roof top winter garden with unbeatable views over London.

Situation

King's Cross is an area of central London divided between the Boroughs of Camden and Islington. The home of the historical St Pancras Station, the area has in recent years benefitted from huge investment in both stations and redevelopment of the surrounding areas. Kings Cross is now much more than just a transport hub.

The area is now home to the internationally renowned Central Saint Martins College of Arts and Design and the award winning Kings Place for music, art and food lovers.

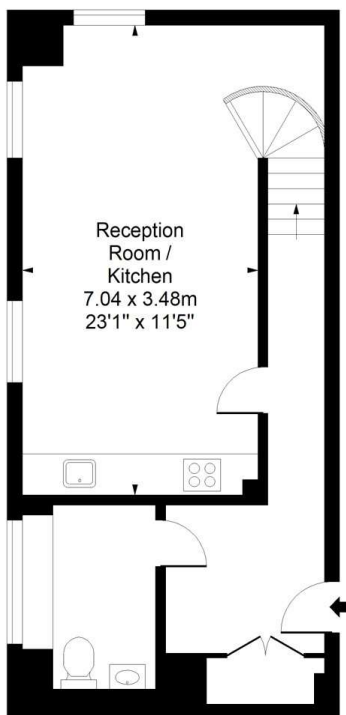
Europe is within a few hours from the Eurostars terminus at St Pancras Station and both St Pancras Hotel and Station and Kings Cross Station are also home to many restaurants, cafes, bars and shops. Regeneration of the area is still underway whereby many more hotels, bars, shops, cafes, restaurants, and cultural venues are planned.



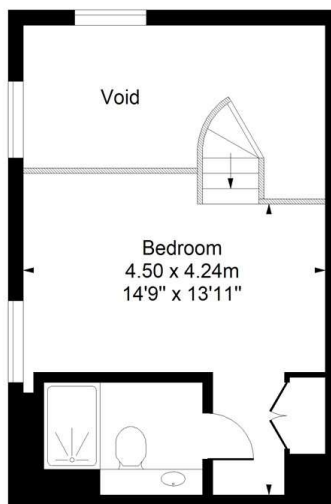


Plimsole Building

Gross internal area = 674 sq ft / 63 sq m



First Floor



Second Floor


FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.

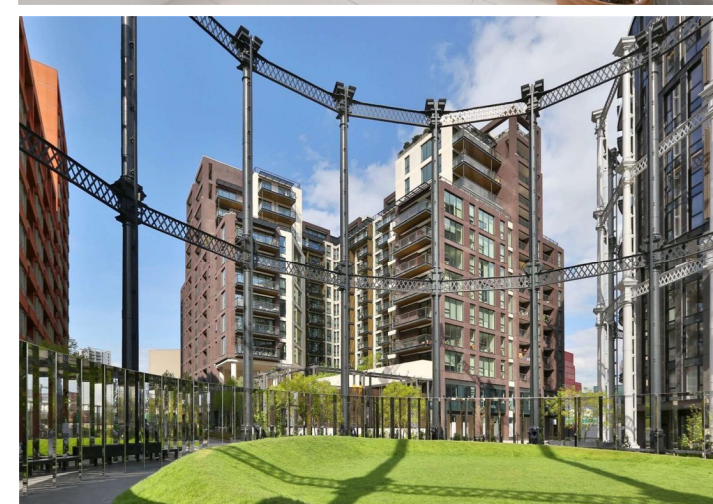
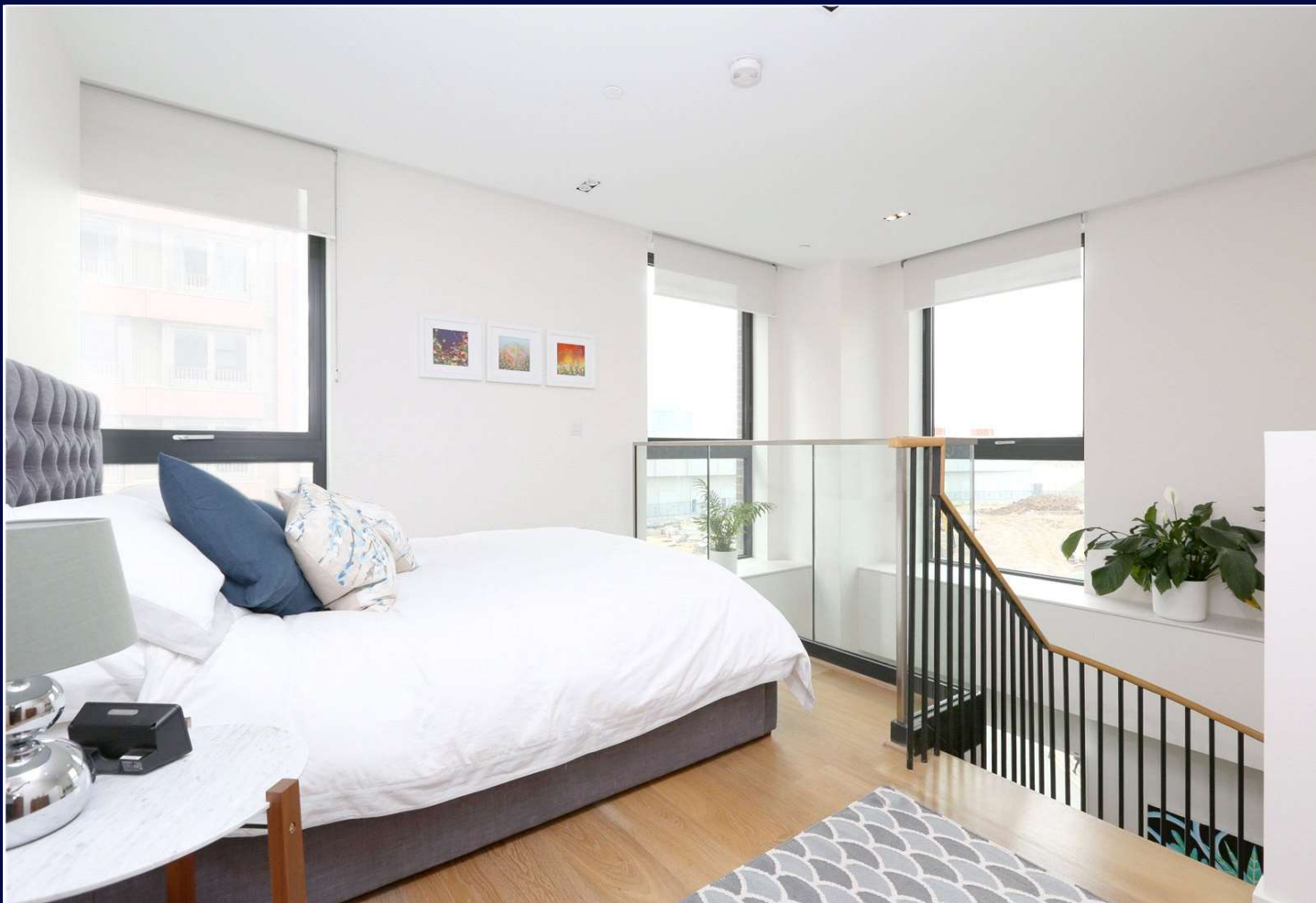
Energy Performance

A copy of the full Energy Performance Certificate is available on request.

Viewing

Strictly by appointment with Savills.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	84	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales <small>EU Directive 2002/91/EC</small> 		



Islington Lettings

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*Tenancy paperwork fees including drawing up the tenancy agreement, reference charge for one tenant - £285 (inc VAT). £39 (inc VAT) for each additional tenant, occupant, guarantor reference where required. Inventory check out fee – charged at the end of the tenancy. Third party charge, sliding scale, dependent upon property size and whether furnished/unfurnished/part furnished and the company available at the time. For example, a minimum charge being £69 (inc VAT) for a one bedroom flat in the country and maximum of £582 (inc VAT) for a 6 bedroom London house. Deposit – usually equivalent to six weeks rent, though may be greater subject to mutual agreement. Pets – additional deposit required generally equivalent to two weeks rent. For more details visit [Savills.co.uk/fees](https://www.savills.co.uk/fees). **Please be advised that the local area maybe affected by aircraft noise and/or planning applications. We advise you make your own enquiries.** 20180503AAYS

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