



**BRIGHT TWO DOUBLE BEDROOM FLAT WITH WOODEN FLOORS AND HIGH STANDARD FIXTURES IN AN EXTREMELY POPULAR SMALL NEW DEVELOPMENT ON A SIDE STREET NEAR KINGS CROSS.**

TREMATON BUILDING

1 TREMATON WALK, KINGS CROSS, LONDON, N1 9FN

**Furnished, Part Furnished, £650 pw (£2,816.67 pcm) + £285 inc VAT tenancy paperwork fee and other charges apply.\***

**Available from 12/07/2019**



• 2 Bedrooms • 2 Bathrooms • 1 Reception  
• Close to Kings Cross • New development •  
Underfloor heating • High standard fixtures • Two  
Double Bedrooms • EPC Rating = C • Council  
Tax = E

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### **Situation**

The Trematon Building is a small, brand new development set among the redeveloped Victorian railway buildings close to Kings Cross. Set on a side road between a former warehouse and period houses, the property is at the heart of the Kings Cross regeneration whilst not being on a main road. There is a well-established range of local bars, shops and restaurants around Regents Quarter, as well as a huge new range of amenities in the regeneration area.

### **Description**

Bright two double bedroom flat with wooden floors and high standard fixtures in an extremely popular small new development on a side street near Kings Cross. The property features underfloor heating, a heated limestone wall in the bathrooms, a sophisticated air exchange system and open views to the front and rear of the apartment.

### **Energy Performance**

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

### **Viewing**

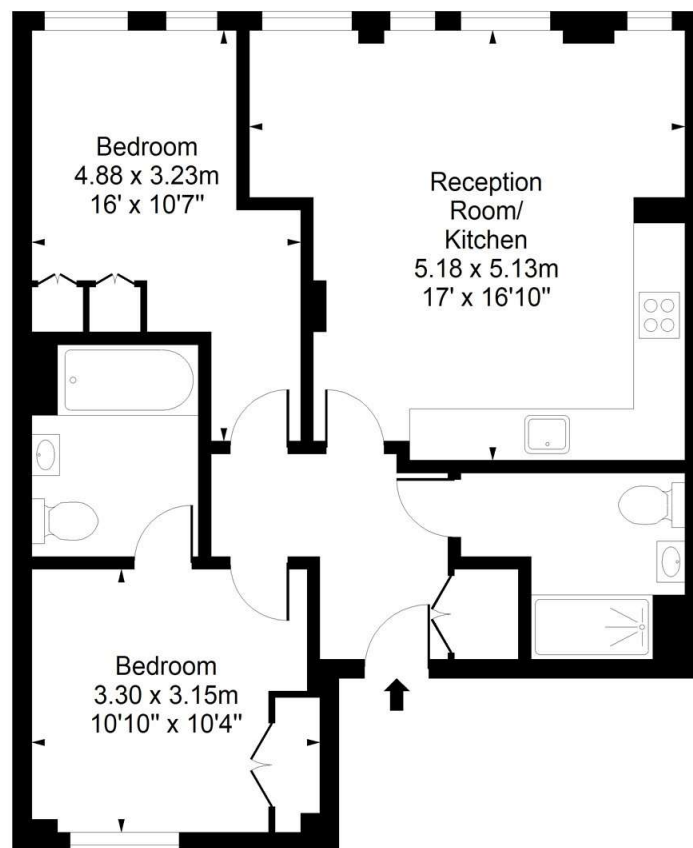
Strictly by appointment with Savills.





## Tremerton Building

Gross internal area = 700 sq ft / 65 sq m




**Ground Floor**

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

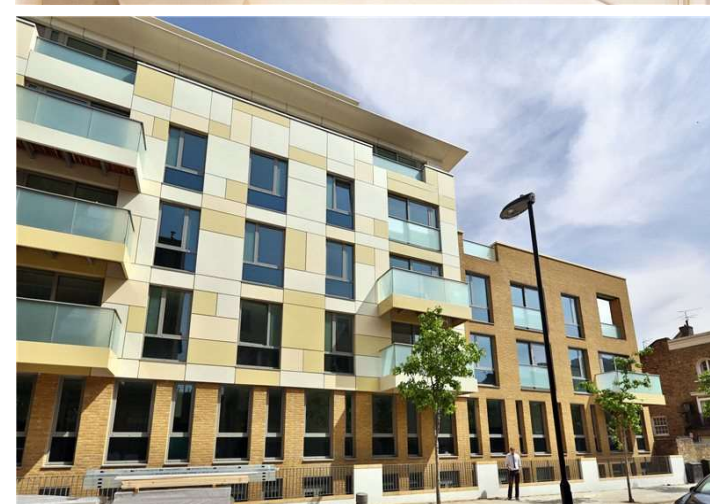
The position & size of doors, windows, appliances and other features are approximate only.

## FLOORPLANS

Gross internal area: 667 sq ft, 62 m<sup>2</sup>

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	79	80
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales <small>EU Directive 2002/91/EC</small> 		





\*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 in fee – charged at the start 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](http://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. 20190510CRIC**

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## Islington Lettings

Oktaj Nebija  
[oktaj.nebija@savills.com](mailto:oktaj.nebija@savills.com)  
**+44 (0) 20 7354 6709**

**savills.co.uk**