



FURNISHED ONE BEDROOM APARTMENT IN NEW BUILDING CLOSE TO KINGS CROSS.

TREMATON BUILDING

TREMATON WALK, KINGS CROSS, LONDON, N1 9FN

Furnished, £475 pw (£2,058.33 pcm) + fees and other charges apply.*

Available from 14/09/2019



• 1 Bedrooms • 1 Bathrooms • 1 Receptions
• Superb development • Furnished by an interior designer • Quiet side road • Within 200m of Kings Cross • Local amenities • Gated complex • EPC Rating = B • Council Tax = D

Situation

The Trematon Building is a small, 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:

<http://www.kingscross.co.uk/retail-clusters>

King's Cross/ St. Pancras International is the best connected station in London and is approximately 400 metres walk. With six Underground lines (Circle, Metropolitan, Hammersmith & City, Northern, Piccadilly, Victoria), other parts of London and the UK can be reached by its comprehensive National Rail links, and Europe reached directly via the Eurostar. Both stations have benefited from extensive refurbishment making the station concourses destinations in themselves with various shops, restaurants and bars.

Description

A superb one bedroom apartment set on the first floor of a prestigious development close to regenerated Kings Cross.

This beautiful apartment is furnished, and faces out onto Railway Street, an attractive backstreet between Kings Cross station and the southern end of Balfe Street.

The property has been finished to the highest standard including engineered oak floors, wool carpets, underfloor heating and milled limestone bathroom tiles.

Energy Performance

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

Viewing

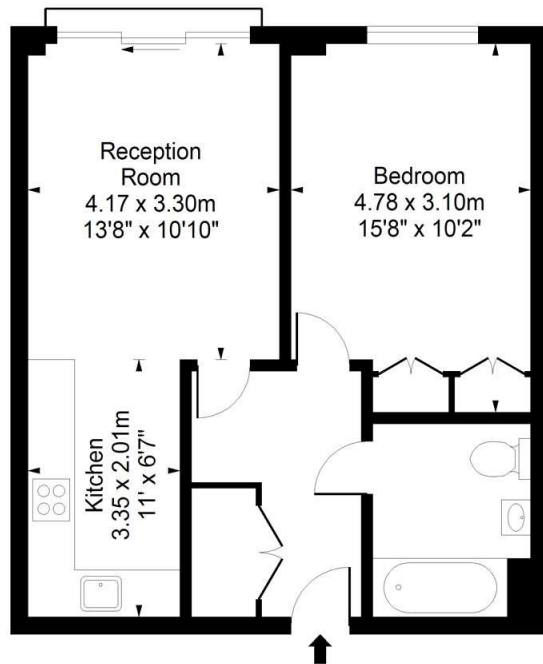
Strictly by appointment with Savills.





Tremerton Building

Gross internal area = 524 sq ft / 49 sq m



First 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: 506 sq ft, 47 m²

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



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Please note that the local area may be affected by aircraft noise, you should make your own enquiries regarding any noise within the area before you make any offer.

*There are different rules and fees for different tenancy types. For details of our fees and charges go to [savills.co.uk/tenant-fees](https://www.savills.co.uk/tenant-fees). For more detailed information read our [Applicant Guide](#), hard copy available on request. 20190722CRIC

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