



BRAND NEW ONE BEDROOM APARTMENT ON THE TENTH FLOOR WITH CITY VIEWS.

YORK WAY, LONDON, N7 9GY

Unfurnished, £440 pw (£1,906.67 pcm) + £285 inc VAT tenancy paperwork fee and other charges apply.*

Available Now



BRAND NEW ONE BEDROOM APARTMENT ON THE TENTH FLOOR WITH CITY VIEWS.

YORK WAY, LONDON, N7 9GY

£440 pw (£1,906.67 pcm) Unfurnished

- Attractive apartment • 1 bedroom • 1 bathroom •
 - Brand new and modern • Heart of Kings Cross •
 - Concierge and lift • EPC Rating = B • Council Tax = E
-

Description

An outstanding brand new one bed apartment presented to an exacting modern standard with unique views of the newly regenerated King's Cross popular area as well as some of London sky line.

Set just over 600 ft² consisting of an open plan modern kitchen with living room and doors leading onto a private balcony.

The open plan kitchen is modern and the bathroom is slick and spacious.

Situation

The transport options from Kings Cross are unrivalled.

Kings Cross and St Pancras stations are a major London transport hub with access to six tube lines, intercity trains and the Eurostar.

Energy Performance

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

Viewing

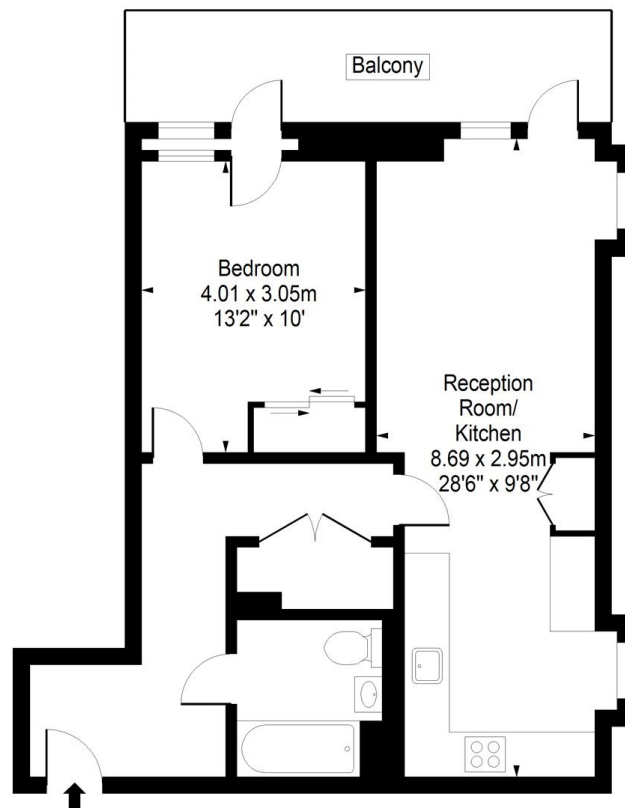
Strictly by appointment with Savills.





York Way

Gross internal area = 609 sq ft / 57 sq m



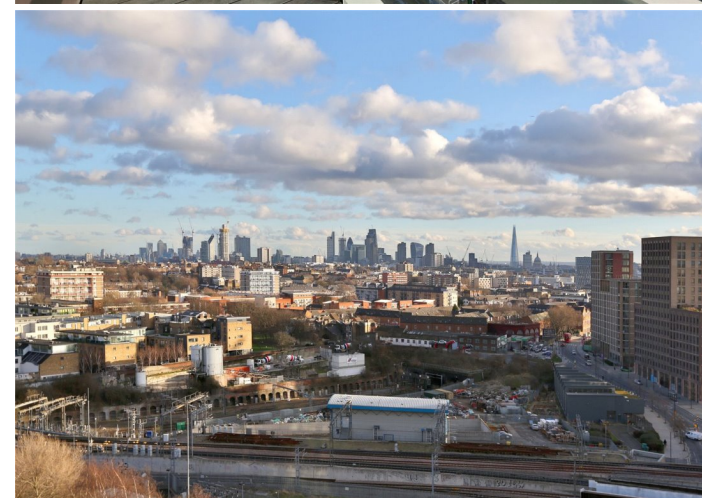
Tenth Floor

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

FLOORPLANS

Gross internal area: 609 sq ft, 56.6 m²

| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | 86 | 86 |
| (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 | |



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. **Please be advised that the local area maybe affected by aircraft noise and/or planning applications. We advise you make your own enquiries. 20180112AAYS**

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