



## Stylish one bed modern apartment with townhouse garden within easy reach of King's Cross

**Bingfield Street, London, N1**

£465,000 Leasehold





Available as 30% shared ownership or 100% full ownership •  
Own private entrance • Beautifully presented throughout •  
Refurbished kitchen • Newly fitted bathroom • Bright and airy •  
Townhouse garden • Clever use of storage as home office area

#### Local Information

Bingfield Street runs parallel to Copenhagen Street which connects to Euston Road, past the fantastic new Kings Cross redevelopment area.

The road is is supremely convenient for London, national and European transport links at Kings Cross/St Pancras, as well as for the amenities at the new Kings Cross quarter.

#### About this property

Wonderfully located just off the ever changing Caledonian Road this one bed flat is beautifully presented and finished to a high standard. The reception and double bedroom are to the front and have views over the townhouse garden and are very bright and airy rooms. The kitchen and bathroom are to the rear and have both been refurbished recently. There is useful storage in the hall and the current owner has cleverly adapted this space to a home office area. The mature townhouse garden is a wonderful private space.

#### Tenure

Leasehold

#### Local Authority

Islington

#### Energy Performance

EPC Rating = B

#### Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Islington Office.  
Telephone: +44 (0) 207 226 1313.





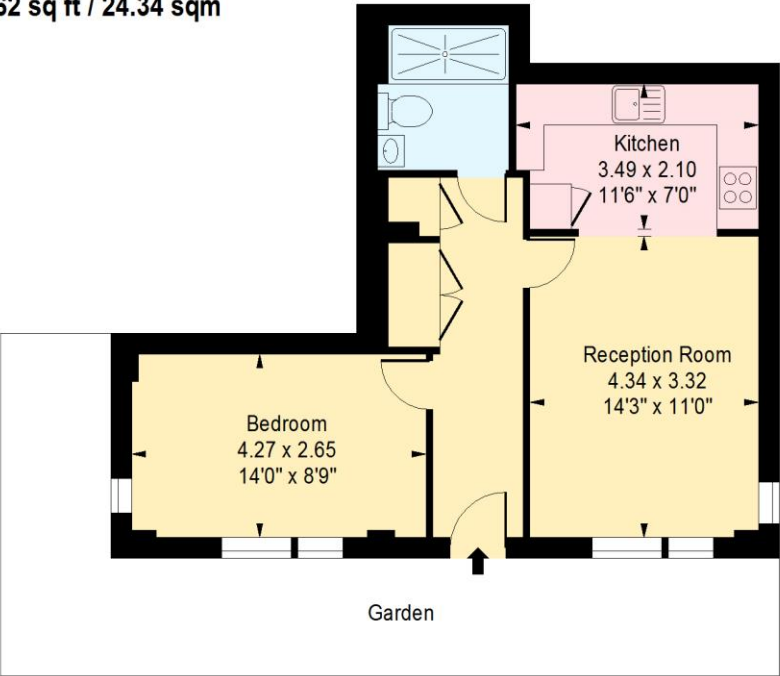


Bingfield Street, London, N1  
Gross Internal Area 502 sq ft, 46.64 m<sup>2</sup>

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**Bingfield Street, N1**  
Approximate Gross Internal Area = 502 sq ft / 46.64 sqm  
Approximate Garden Area = 262 sq ft / 24.34 sqm



**Ground Floor**

Measured in accordance with RICS guidelines.  
This floor plan is for illustrative purposes only  
and must not be relied upon as a statement of fact.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	82	83
(69-80) <b>C</b>		
(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	EU Directive 2002/91/EC 	

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