



## Fantastic one bedroom apartment in Kings Cross with full width Balcony and City Views

**Broadfield Lane, London, NW1**

Guide Price £465,000 Leasehold (Lease Expiry November 2147)





Excellent condition • Generous proportions  
• Contemporary finish • Fantastic Kings Cross location  
• Chain free sale • Balcony • Reception Room/Bedroom  
• Kitchen • Bedroom • Bathroom

### Local Information

This property is part of the exciting Kings Cross regeneration, with multiple restaurants, shops, galleries and bars at Granary Square and Coal Drops Yard approximately 0.3 miles away. It is well positioned for King's Cross and St Pancras International transport hub offering access to the famous Eurostar as well as linking six London Underground lines with two national mainline stations approximately 0.6 miles away. A large Waitrose, Everyman Cinema and restaurants are on the doorstep as well as Central Saint Martins King's Cross campus of UAL.

### About this property

A beautifully presented one bedroom modern apartment set on the fourth floor of the renowned XY Building. There is a large double bedroom with built-in storage, a large contemporary open plan kitchen/reception room and a full width private balcony with views of Kings Cross and The City. There is also a high quality Gautier 'pull-down bed', built into a cupboard in the Reception room, for guests.

The apartment has sound-proof glazing throughout; triple glazing to the Reception room and quadruple glazing to the bedroom. The apartment is located within the exciting King's Cross regeneration area which is the largest area of urban redevelopment in Europe.

### Tenure

Leasehold (Lease Expiry November 2147)

### Local Authority

Camden

### Council Tax

Band = E

### Ground Rent

£400 per annum

### Service Charge

£3587.35 per annum

### Energy Performance

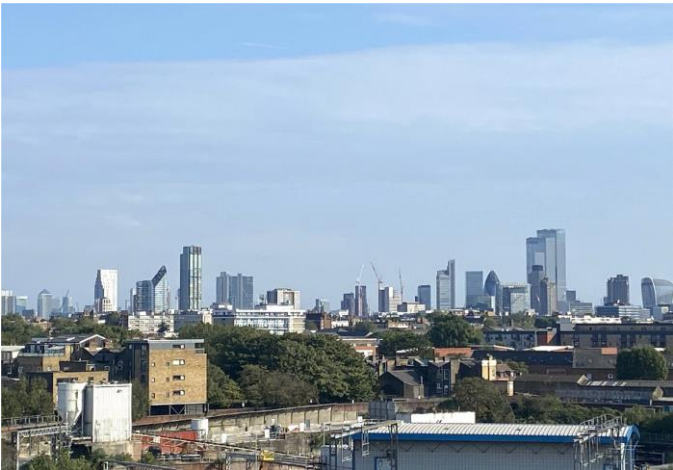
EPC Rating = B

### Viewing

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





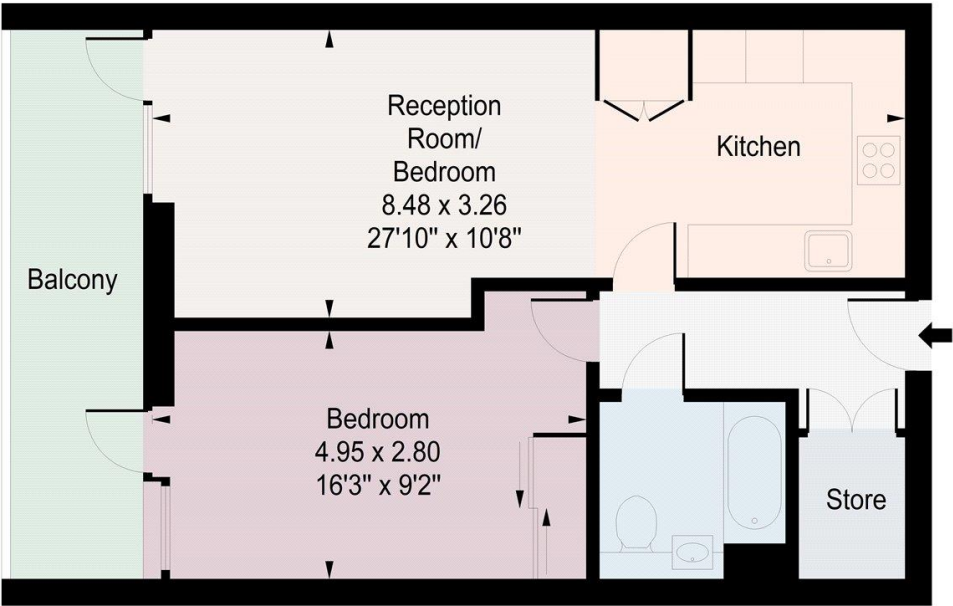


Broadfield Lane, London, NW1  
Gross Internal Area 559 sq ft, 51.9 m²

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**Broadfield Lane, NW1**  
**Approximate Gross Internal Area = 559 sq ft / 51.93 sqm**  
**Approximate Balcony Area = 100 sq ft / 9.29 sqm**



**Fourth 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>	85	85
(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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