



Victorian Pub Conversion with Roof Terrace and Parking

YORK WAY

KINGS CROSS, N7

Asking Price
£1,750,000

**BERKSHIRE
HATHAWAY**
HOMESERVICES

LONDON

PROPERTY DETAILS

Guide Price
£1,750,000

Square Footage
1827

Council Tax Band
G

EPC
C

Ground Rent
£250 pa

Service Charge
£6,000 pa

Tenure
Share of Freehold

A bright and spacious duplex loft style three bedroom apartment in a converted Victorian hotel and pub formerly called The Crown.

Measuring in excess of 1800 sf , this spacious property also benefits from two balconies and a further roof terrace in excess of 300 sf.

Private parking is also included in the sale.

Salamander Court is excellently located on York Way which is convenient to Coal Drops Yard and King's Cross St. Pancras Station, which offers transport links to local, national and international destinations.

Also nearby are the transport links, shops and cafes of Camden Town as well as Caledonian Road Underground station (Piccadilly line).

FEATURES

Three Bedrooms

One Reception Room

Three Bathrooms

Private Parking

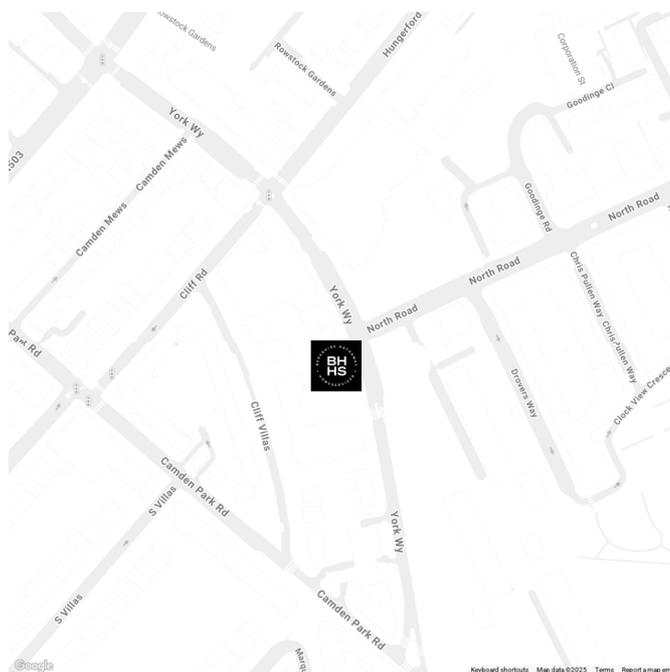
Lift

Balcony

Roof Terrace

Duplex

LOCATION



KINGS CROSS SALES

Unit 4,6 Pancras Square, N1C 4AG

020 7467 2020

sales.kingscross@bhhs-london.com



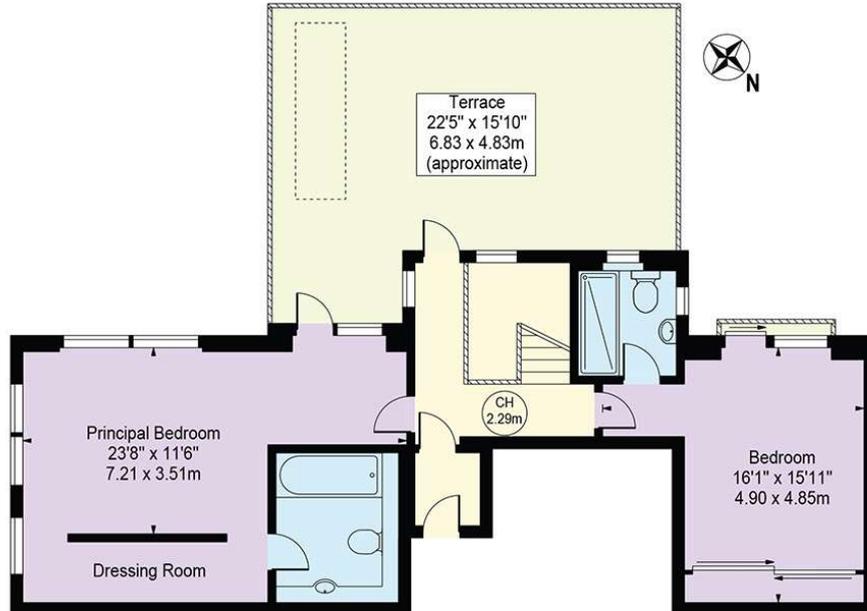
FLOORPLAN

Salamander Court

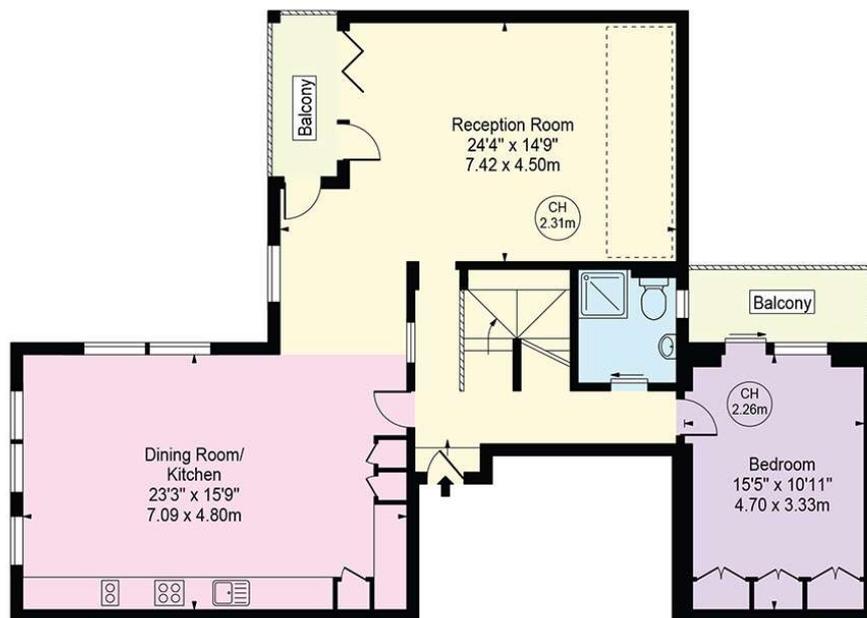
Approx. Gross Internal Area 1827 Sq Ft - 169.73 Sq M

Approx. Total External Area 503 Sq Ft - 46.73 Sq M

(Including Terrace & Balconies)



Third Floor
(738 Sq Ft - 68.56 Sq M)



Second Floor
(1089 Sq Ft - 101.17 Sq M)

For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

Copyright Morriarti Photography & Design LTD