



One Bedroom in Popular XY Development in
Prime King's Cross

YORK WAY

KING'S CROSS, N7

Offers in excess of
£450,000

**BERKSHIRE
HATHAWAY**
HOMESERVICES

LONDON

PROPERTY DETAILS

Guide Price
£450,000

Square Footage
572

Council Tax Band
E

EPC
B

Ground Rent
£400 pa

Service Charge
£4300 pa

Tenure
Leasehold 121 Years
Remaining

We are delighted to offer this immaculately presented one bedroom apartment with a large private balcony and southerly views located within the popular XY Development.

Features include a high specification fitted kitchen, beautiful open plan reception, and spacious double bedroom in addition to a generous family bathroom.

Flooded with natural light and boasting beautiful far reaching views overlooking the iconic London skyline, XY is walking distance to Coal Drops Yard and King's Cross St. Pancras Station, which offers transport links to local, national and international destinations.

Residents also benefit from 24-Hour Concierge.

**Virtual Staging Used.

FEATURES

One Bedroom

One Reception Room

One Bathroom

Concierge / Porter

24 Hour Security

Lift

Balcony

LOCATION

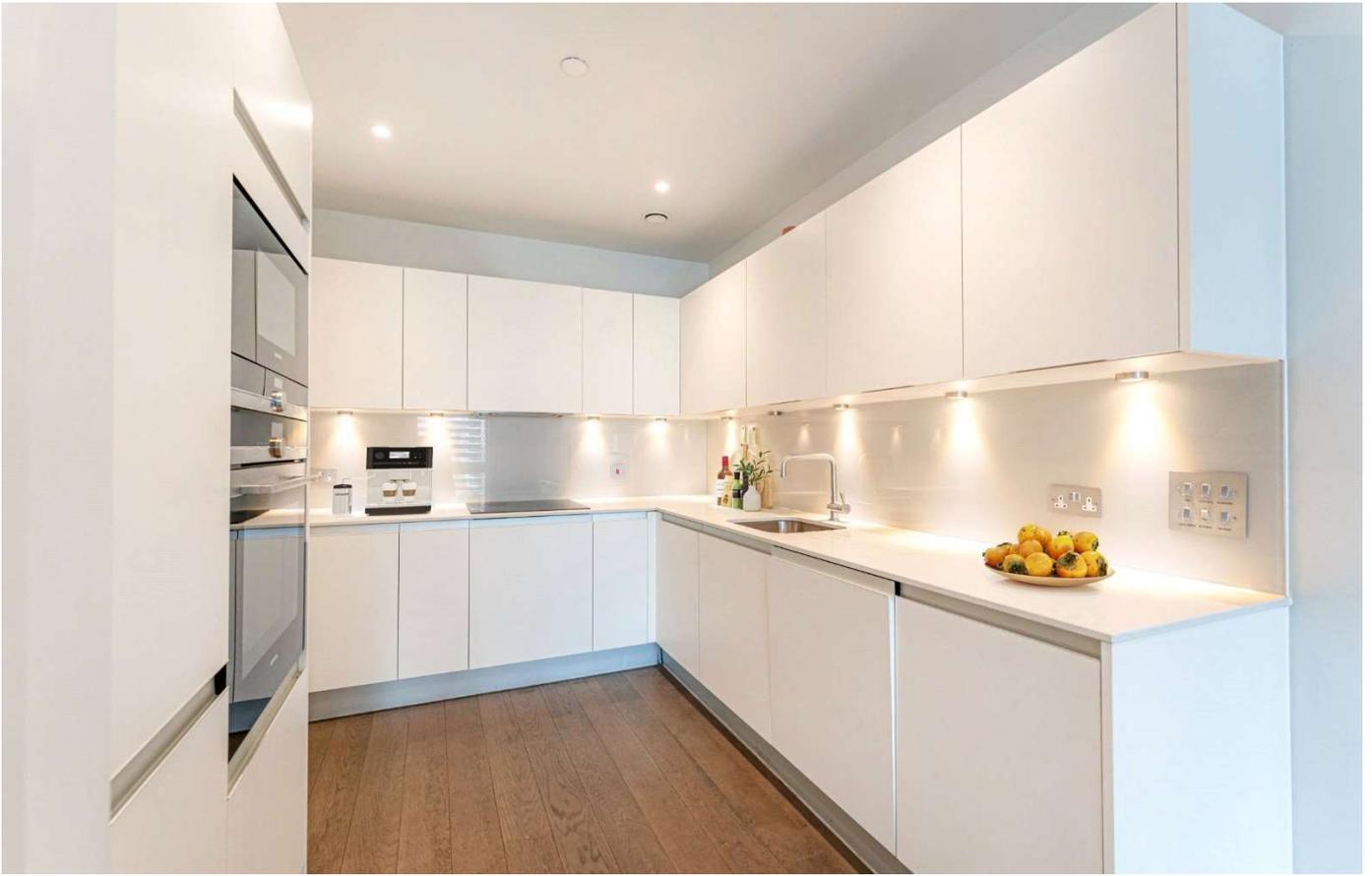


KINGS CROSS SALES

24-25 Albion St, Hyde Park Estate, London,
W2 2AX

020 7262 2030

sales.kingscross@bhhs-london.com

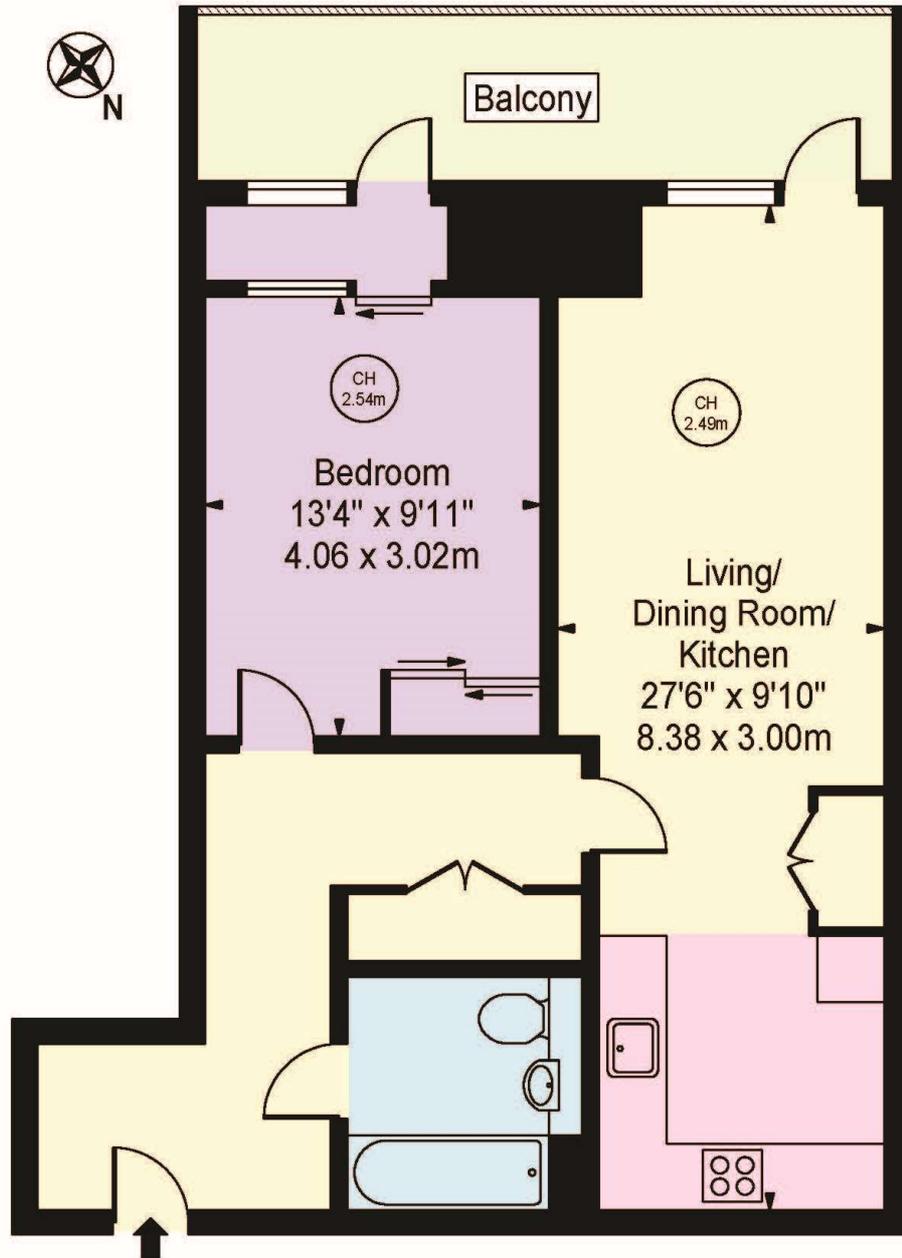


FLOORPLAN

XY Apartments

Approx. Gross Internal Area 572 Sq Ft - 53.14 Sq M
(Excluding Balcony)

Approx. External Area Of Balcony 100 Sq Ft - 9.29 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.