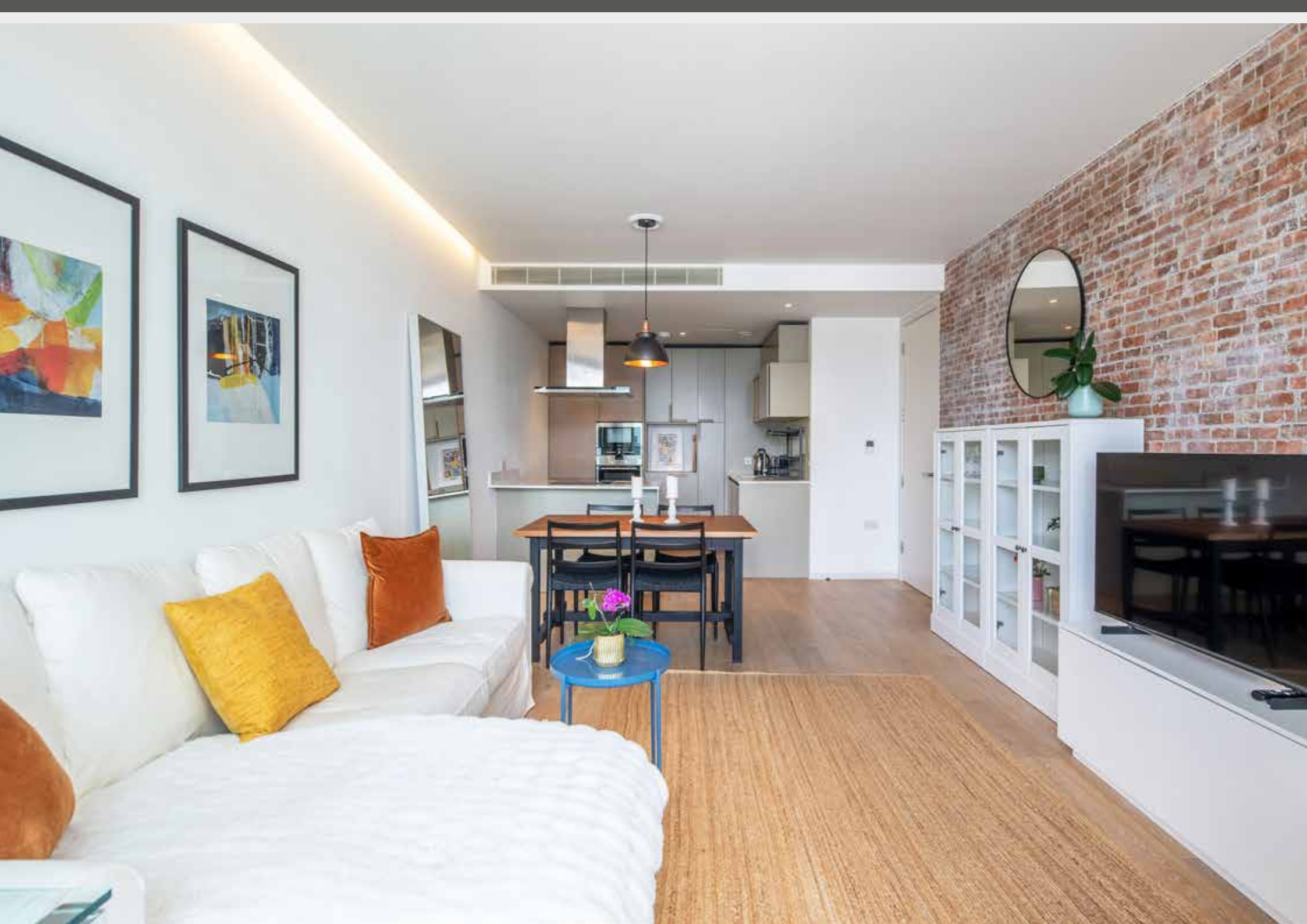

ARTHOUSE
YORK WAY, N1



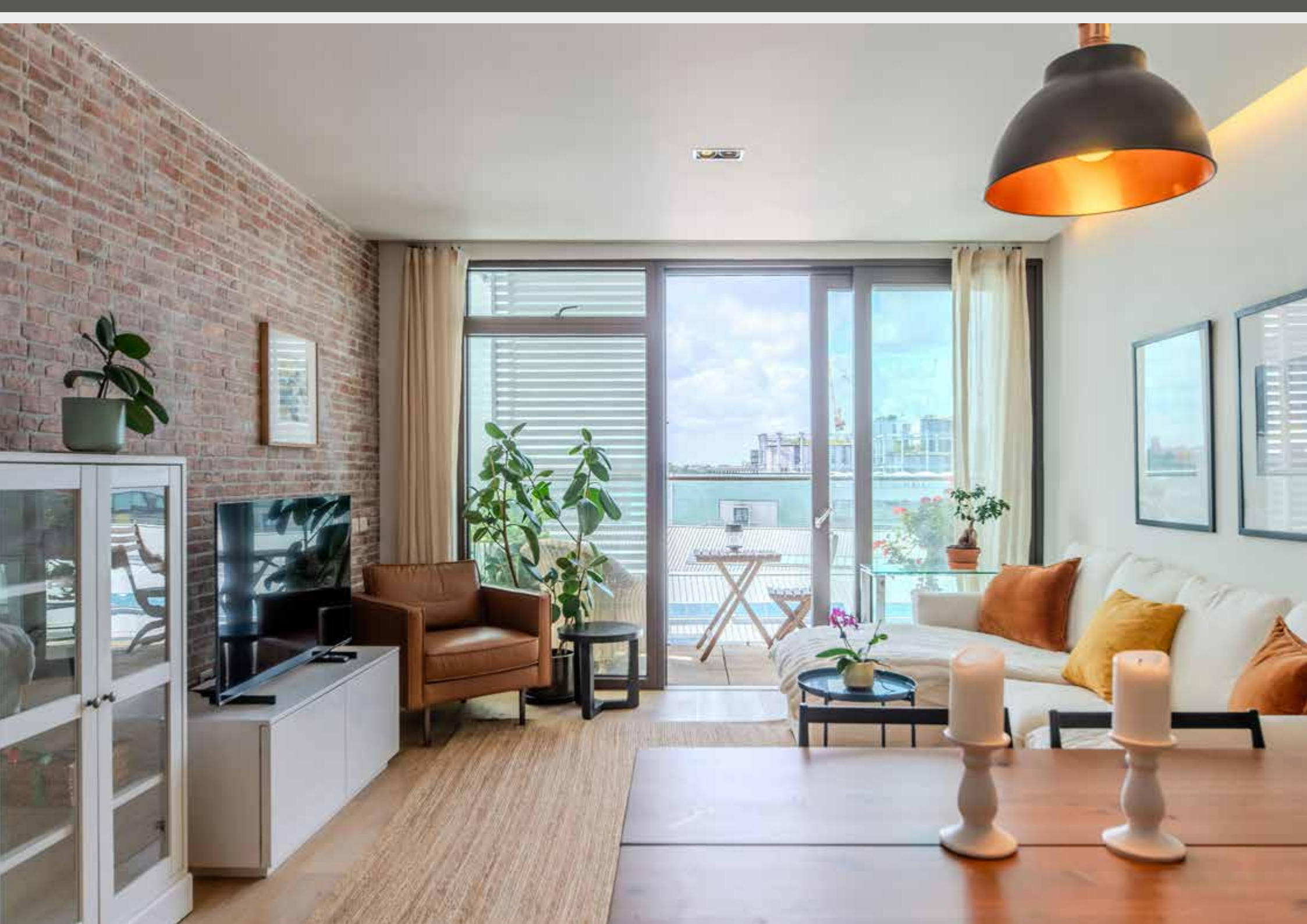




A stunning and light sixth floor contemporary two bedroom apartment just moments from the Regents Canal, Kings Cross and St Pancras International situated in this stylish modern portered purpose built building. The laterally arranged apartment has far reaching views from its west facing balcony.

Arthouse is moments from the transport links of Kings Cross and St Pancras having six underground lines as well as mainline and international high speed rail lines.

Waitrose supermarket is conveniently located opposite Arthouse. Nearby, Granary Square and Coals Drop Yard offer a great selection of restaurants, cafes, and shops.









ACCOMMODATION AND AMENITIES.

- Entrance Hall
- Open Plan Kitchen/Reception Room
- Principle Bedroom with En-Suite Bathroom
- Bedroom 2
- Shower Room
- West Facing Balcony
- Comfort cooling
- Lift
- 24 Hour Portorage



TERMS

Guide price: £1,250,000 subject to contract

Tenure: Leasehold - 237 years remaining.

Service charge: Approximately £9,917.62 per annum year ending 31st December 2025

Ground rent: £650 per annum

Local authority: London borough of Camden

Council Tax: Band E

Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	81 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

IMPORTANT NOTICE

All information in this document is correct to the best of our knowledge at the time of going to print. These particulars are set out as a general outline only for guidance to intending Purchasers or Lessees, and do not constitute any part of an offer or contract.



+44 (0) 7957 118 884

45 Pont Street, SW1X 0BD

thomas@holcroftpropertyconsultants.com

Gross internal area (approx.)
82 sq m (888 sq ft)



Sixth Floor