

**Plimsoll Building, 1 Handyside Street, Kings Cross
 2 Bedroom Flat**

Price: £725 pw



- ✓ Luxury Two Bedroom Apartment
- ✓ Private Balcony
- ✓ 24 Hour Concierge

- ✓ Two Bathrooms
- ✓ Gym
- ✓ Roof Garden

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A modern two bedroom apartment situated on the fourth floor in the Plimsoll Building, phase two of the new luxury King's Cross development. The flat comprises two double bedrooms, a large open plan living area, two modern bathrooms, fully fitted kitchen and balcony. Residents' will benefit from a 24 hour concierge service, residents' lounge, rooftop conservatory, fitness suite and courtyard garden. The apartment boasts wooden floors throughout, bespoke kitchen suite, open plan living area and modern bathrooms. The Plimsoll Building is located within a short distance to King's Cross St Pancras International offering the best transport links nationally and internationally. EPC rating B. Approximately 81.5 sq m (877 sq ft).



Particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. Services, fittings and equipment referred to within the sales particulars have not been tested and no warranties can be given and prospective buyers must make their own enquiries regarding such matters.

Measurements are approximate and are for a guide only (room measurements are taken and to be to the nearest 3"), we would therefore advise prospective purchasers to check any measurements that are of particular importance to them. Some statements are inevitably 'subjective' and are therefore the view of the author at the time the information was prepared. If any items are important to you, please check with the office first, especially if you are travelling some distance to view.

Energy Performance Rating

Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		