



Two Bedroom with Balcony in Prime Plimsoll Building

# PLIMSOLL BUILDING

KING'S CROSS, N1C

Asking Price  
£925,000

**BERKSHIRE  
HATHAWAY**  
HOMESERVICES

LONDON

# PROPERTY DETAILS

## Guide Price

£925,000

## Square Footage

709

## Council Tax Band

G

## EPC

B

## Ground Rent

£690 pa

## Service Charge

£6,901 pa

## Tenure

Leasehold 239 years remaining

A spacious apartment on the fourth floor of one of King's Cross' most popular developments, the Plimsoll Building.

The flat is comprised of two double bedrooms, both en-suite, and a generous kitchen/reception area leading onto a private balcony.

Residents benefit from 24-hour concierge service, private dining space and lounge, a well-equipped fitness suite, beautiful courtyard garden, and are moments from all vibrant King's Cross has to offer.

## FEATURES

Two Bedrooms

One Reception Room

One Bathroom

Concierge/24 Hour Security

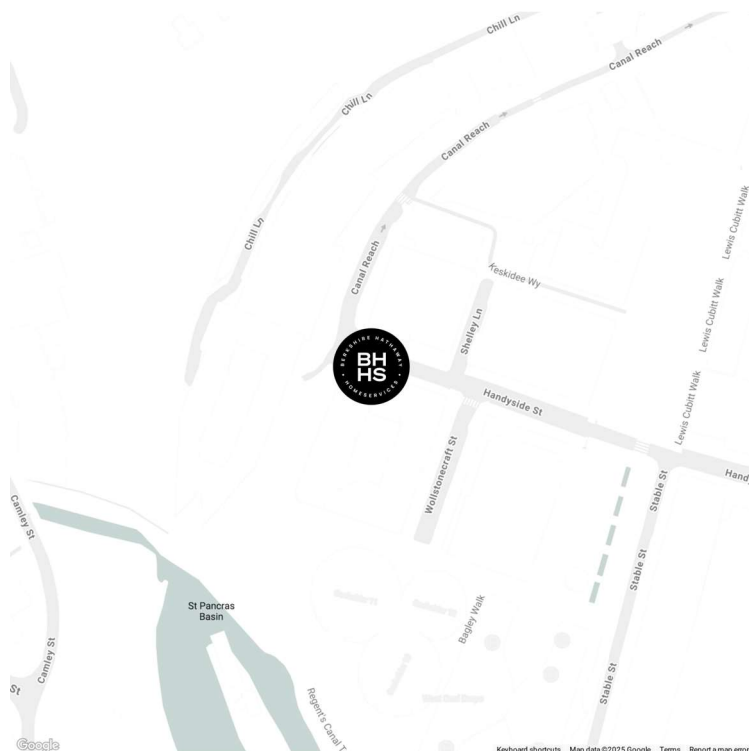
Upper Floor

Balcony/Roof Terrace

Communal Gardens

Lift

## LOCATION



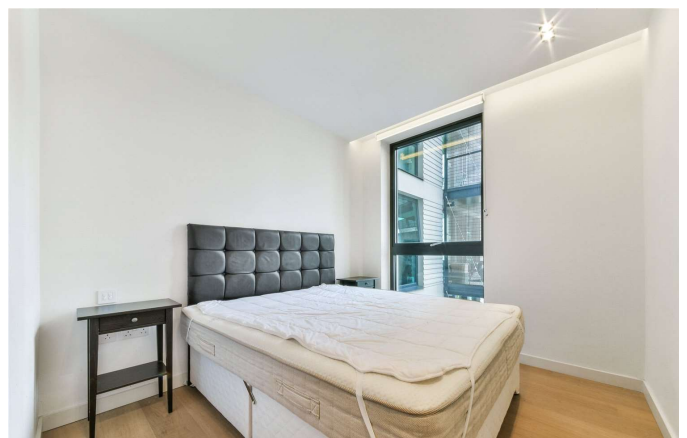
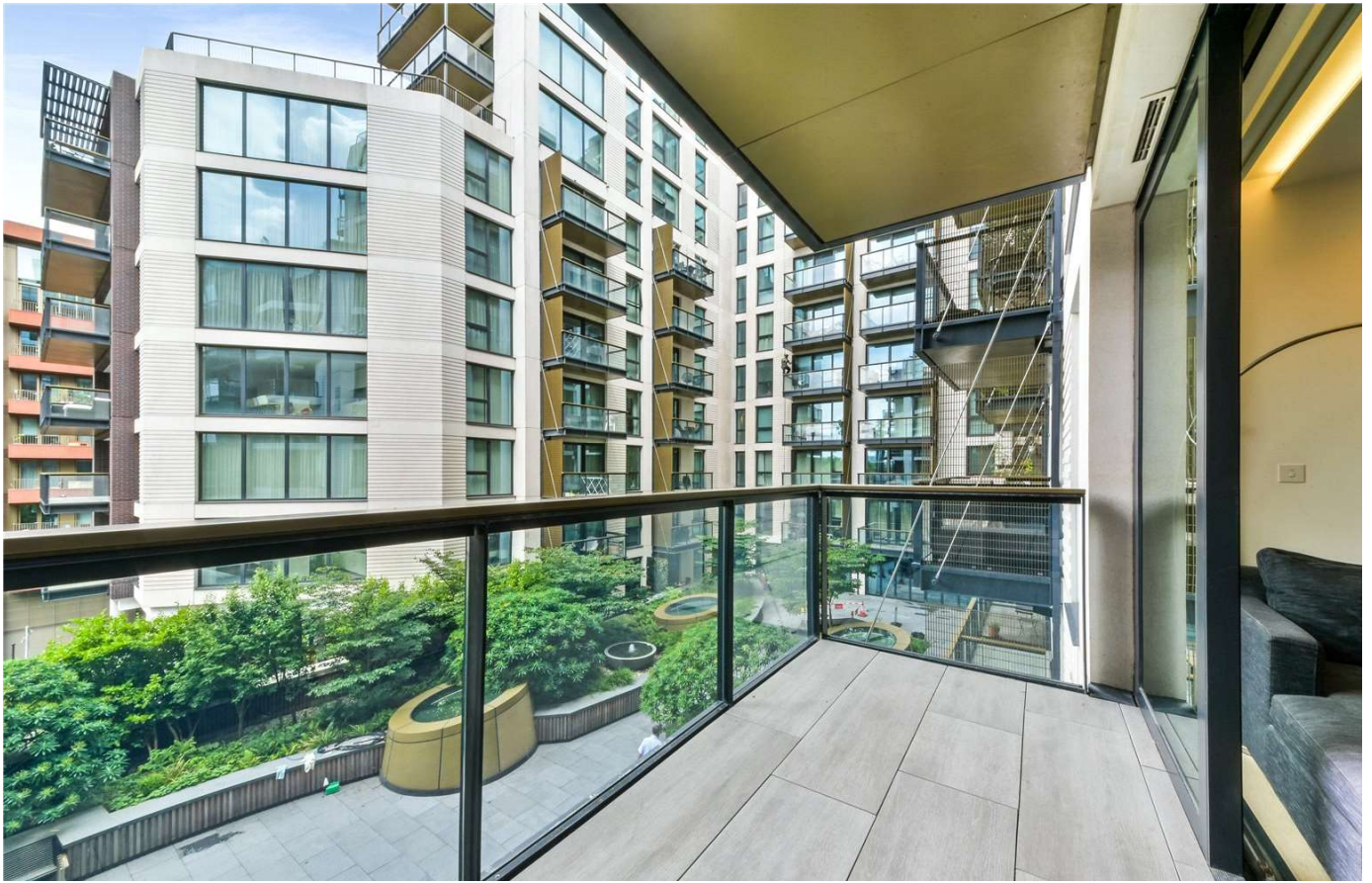
## KINGS CROSS SALES

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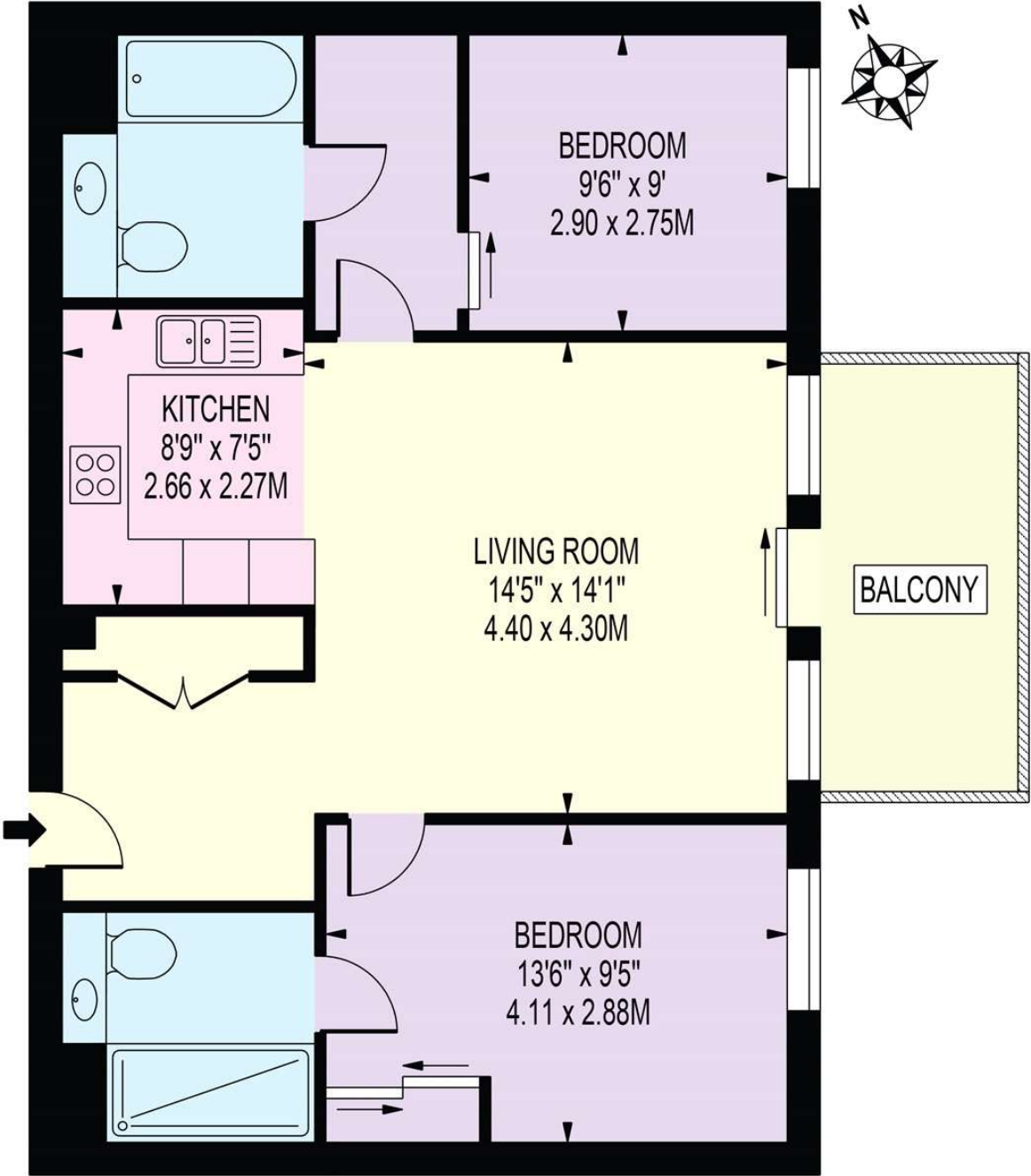




# FLOORPLAN

## PLIMSOLL BUILDING

APPROXIMATE GROSS INTERNAL FLOOR AREA: 709 SQ FT - 65.85 SQ M



### FOURTH FLOOR

FOR ILLUSTRATION PURPOSES ONLY

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.