



Three Bedroom with Parking in Award Winning
Fenman House

FENMAN HOUSE

LEWIS CUBITT WALK, N1C

Asking Price
£1,800,000

**BERKSHIRE
HATHAWAY**
HOMESERVICES

LONDON

PROPERTY DETAILS

Guide Price £1,800,000	Square Footage 1047
Council Tax Band G	EPC B
Ground Rent £1000 pa	Service Charge £13833.4 pa
Tenure Leasehold	

A bright and spacious three-bedroom apartment in Fenman House, designed by award winning architects Maccreanor Lavington and Johnson Naylor.

Located on the fourth floor and boasting herringbone floors throughout, the property is comprised of three bedrooms, one en-suite, and a further large bathroom. The generous kitchen/reception area leads onto a private balcony with views of the Persian inspired Jellicoe Gardens.

Fenman House is a modern low energy building with underfloor heating and efficient ventilation system with comfort cooling.

A secure parking space is also included in the sale.

Residents of Fenman House benefit from concierge service and residents lounge as well as a landscaped residents' rooftop garden designed by Chelsea Flower Show award winner Tom Stuart-Smith. There is also a generous post room and bike storage including storage for Brompton bikes.

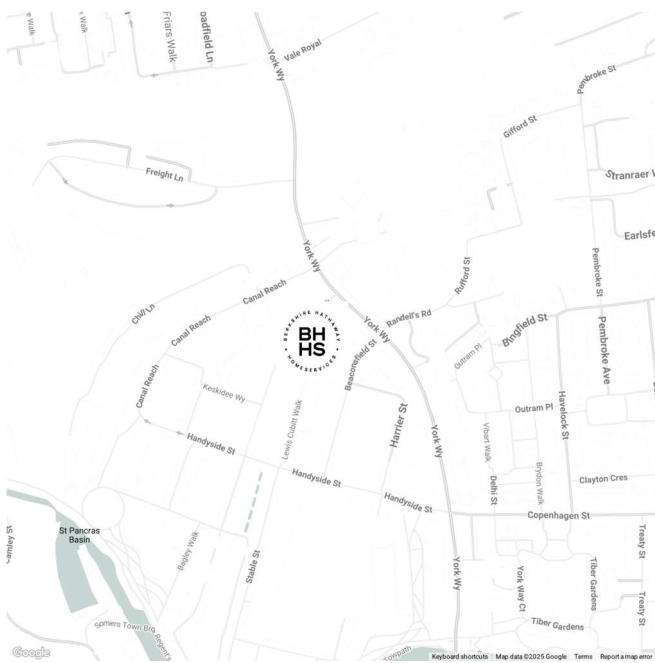
Nearby transport links include St. Pancras International and King's Cross Station (Northern, Victoria, Hammersmith & City, Metropolitan, Circle and Piccadilly lines, National Rail) providing frequent services into the city and the West End.

Vibrant Coal Drops Yard and Granary Square are also moments away.

FEATURES

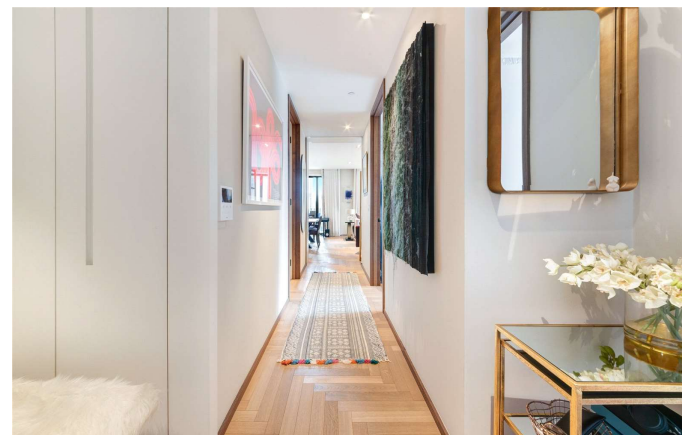
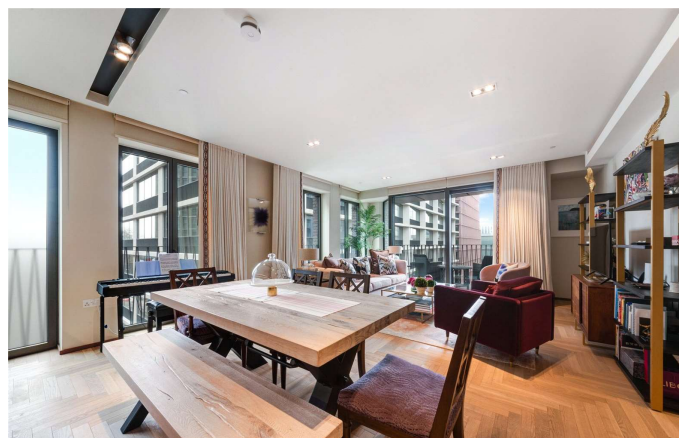
- Three Bedrooms
- One Reception Room
- Two Bathrooms
- Private Parking
- Lift
- balcony
- Concierge/Porter
- Roof Terrace

LOCATION



KINGS CROSS SALES
Unit 4,6 Pancras Square, N1C 4AG

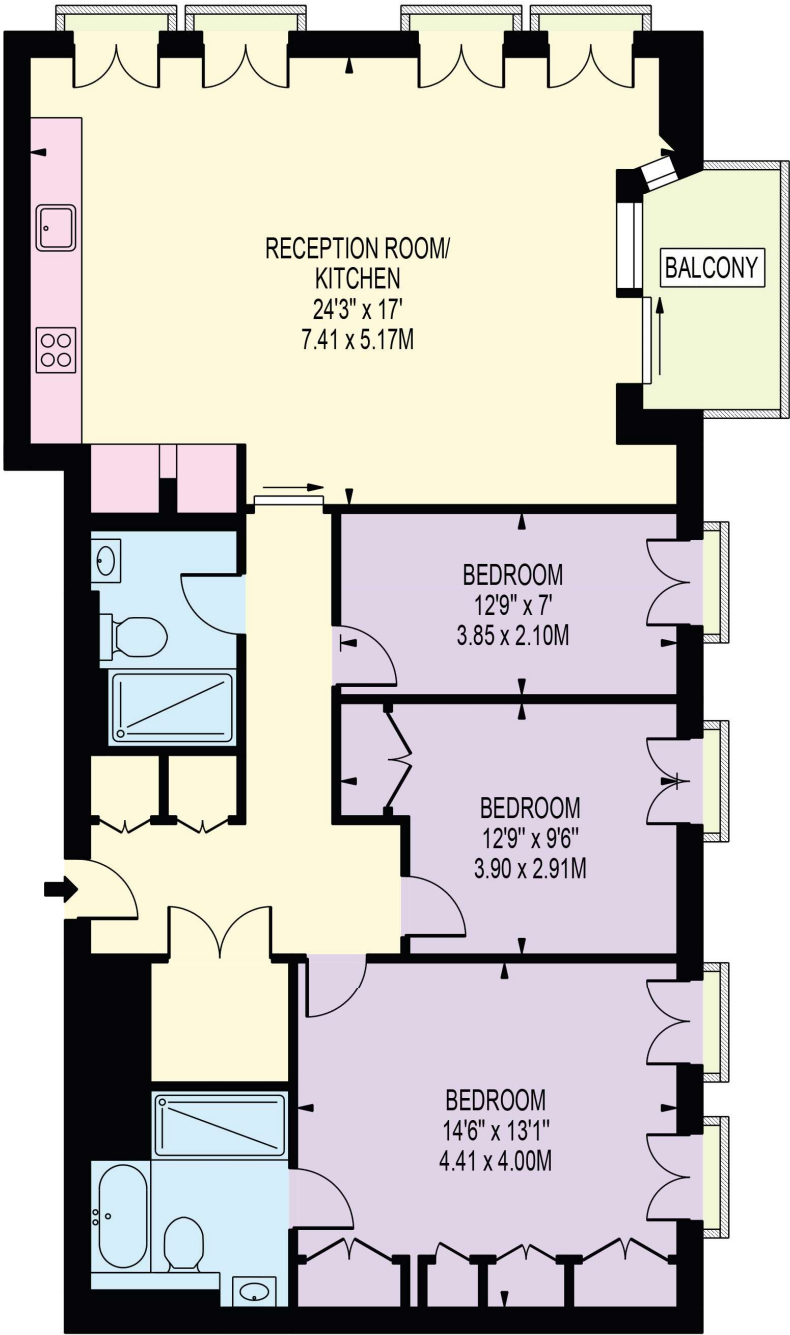
020 7467 2020
sales.kingscross@bhhs-london.com



FLOORPLAN

FENMAN HOUSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1047 SQ FT - 97.27 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.
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