



One Bedroom with Balcony in Award Winning  
Fenman House

# FENMAN HOUSE

5 LEWIS CUBITT WALK, N1C

Asking Price  
£950,000

**BERKSHIRE  
HATHAWAY**  
HOMESERVICES

LONDON

# PROPERTY DETAILS

<b>Guide Price</b> £950,000	<b>Square Footage</b> 638 Sq Ft
<b>Council Tax Band</b> E	<b>EPC</b> B
<b>Ground Rent</b> £600 pa	<b>Service Charge</b> £8,000 pa
<b>Tenure</b> Leasehold	

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

Located on the eleventh floor and boasting herringbone floors throughout, the property is comprised of one double bedroom, large bathroom, and generous kitchen/reception area leading onto a private balcony.

Residents of Fenman House also benefit from concierge service and a landscaped residents' rooftop garden designed by Chelsea Flower Show award winner Tom Stuart-Smith.

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

- One Bedroom
- One Reception Room
- One Bathroom
- Concierge/Porter
- Upper Floor
- Lift
- Balcony, Communal Gardens
- New Development

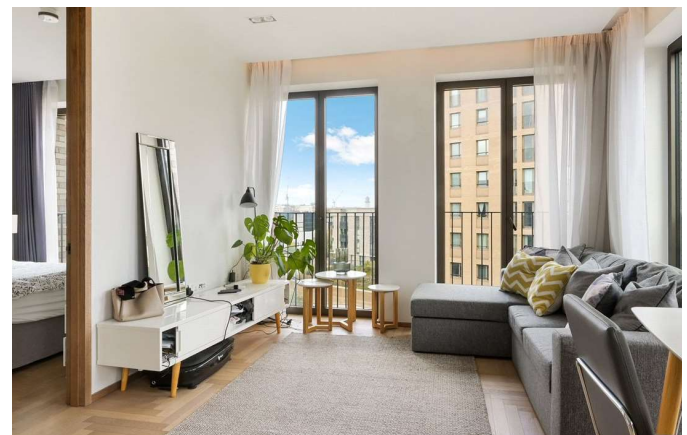
# LOCATION



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

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

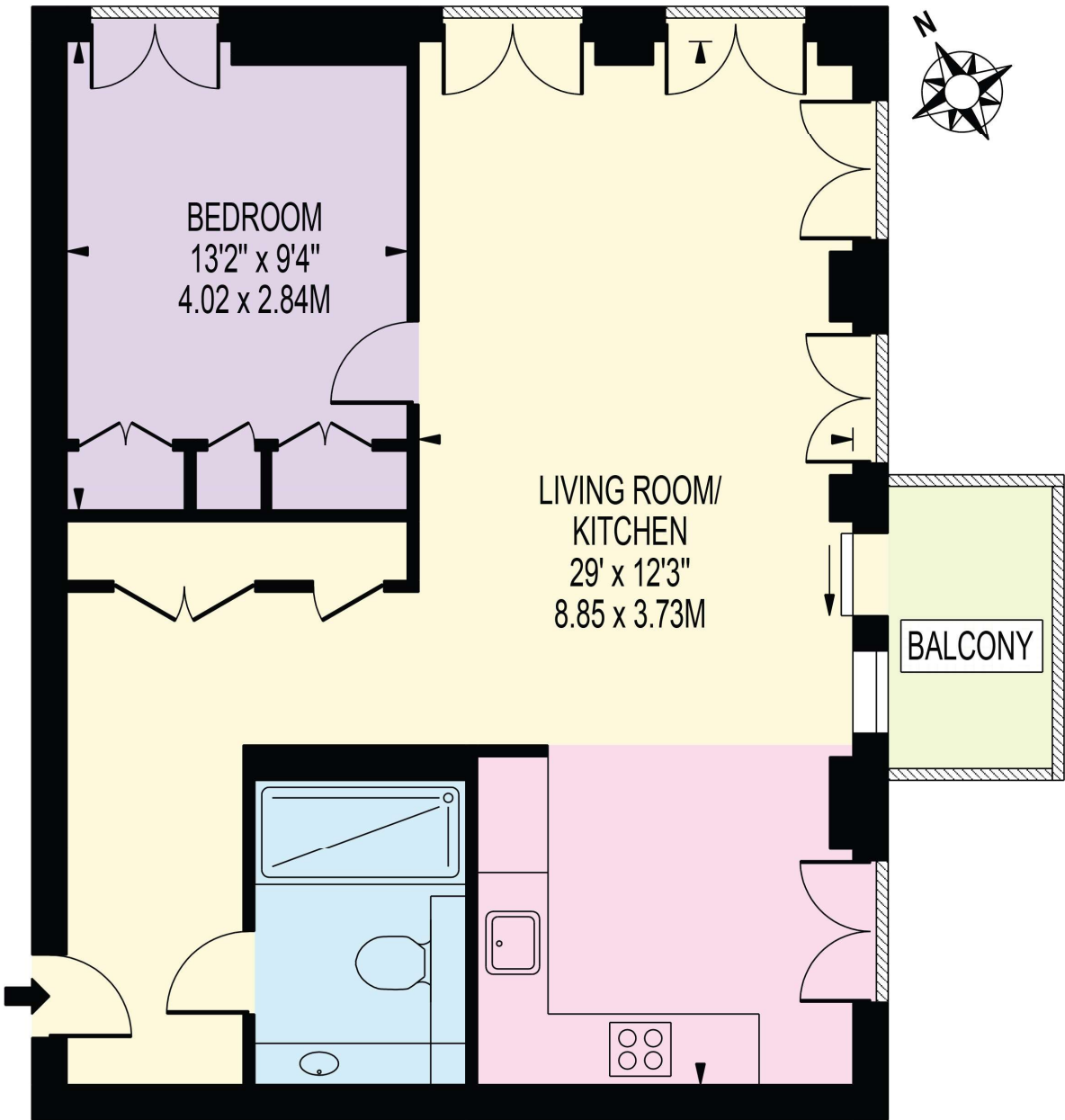




# FLOORPLAN

## FENMAN HOUSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 638 SQ FT - 59.25 SQ M



## ELEVENTH 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.