



Two Bedroom with Balcony in Prime King's Cross

# NEW WHARF ROAD

KING'S CROSS, N1

Asking Price  
£795,000

**BERKSHIRE  
HATHAWAY**  
HOMESERVICES

LONDON

# PROPERTY DETAILS

**Guide Price**

£795,000

**Square Footage**

765

**Council Tax Band**

E

**EPC**

E

**Ground Rent**

£100 pa

**Service Charge**

£6,108 pa

**Tenure**

Share of Freehold

A bright and spacious two bedroom apartment with balcony in the popular Ice Wharf development located along the Regent's Canal.

This contemporary property offers an exceptional open plan kitchen and dual aspect reception room, two double bedrooms and an exquisite South facing balcony.

Ice Wharf is a secure gated development benefitting from the services of a 24 hour Concierge.

Coal Drops Yard and Granary Square are moments away and 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.

## FEATURES

Two Bedrooms

One Reception Room

One Bathroom

Concierge / Porter

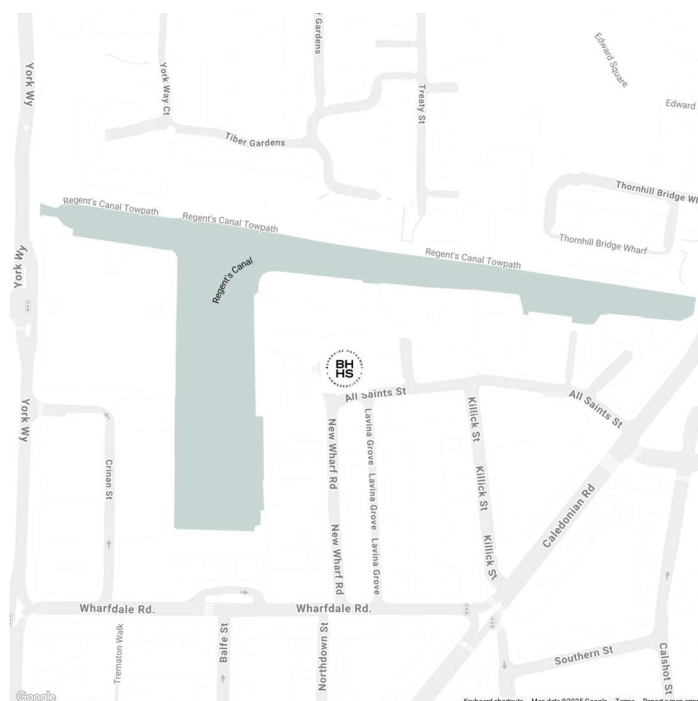
Lift

Balcony

Communal Gardens

First Floor

## LOCATION



## KINGS CROSS SALES

Unit 4,6 Pancras Square, N1C 4AG

020 7467 2020

[sales.kingscross@bhhs-london.com](mailto:sales.kingscross@bhhs-london.com)

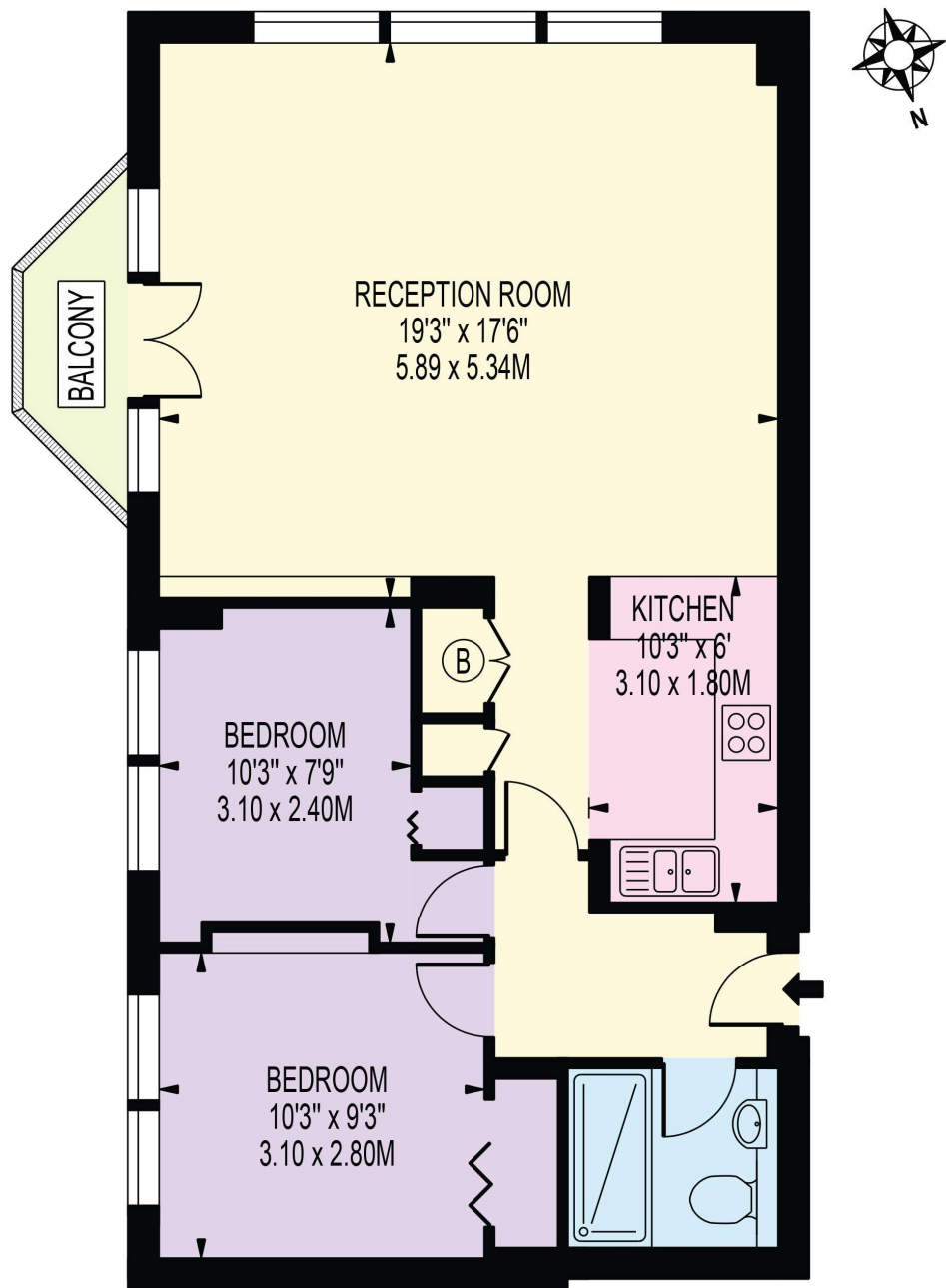




# FLOORPLAN

## ICE WHARF, NEW WHARF ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 765 SQ FT - 71.0 SQ M



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.  
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