



CHARMING DUPLEX TWO BEDROOM IN HEART  
OF KING'S CROSS

# AMPTON STREET

BLOOMSBURY, WC1X

Asking Price  
£699,950

**BERKSHIRE  
HATHAWAY**  
HOMESERVICES

LONDON

# PROPERTY DETAILS

<b>Guide Price</b> £699,950	<b>Square Footage</b> 797
<b>Council Tax Band</b> E	<b>EPC</b> D
<b>Ground Rent</b> £10	<b>Service Charge</b> £4000
<b>Tenure</b> Leasehold	

A charming and bright duplex apartment in a prime King's Cross location.

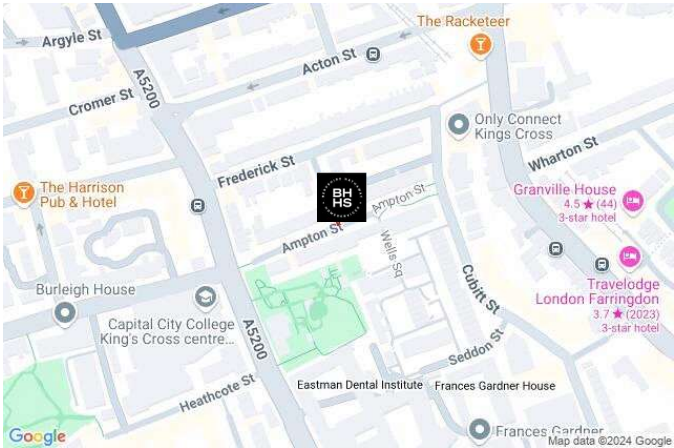
Comprised of two double bedrooms, one of which has a lovely balcony, the property also benefits from a spacious eat-in-kitchen and separate large reception room with additional south facing balcony.

Ampton Street is a quiet street perfectly located and convenient for 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.

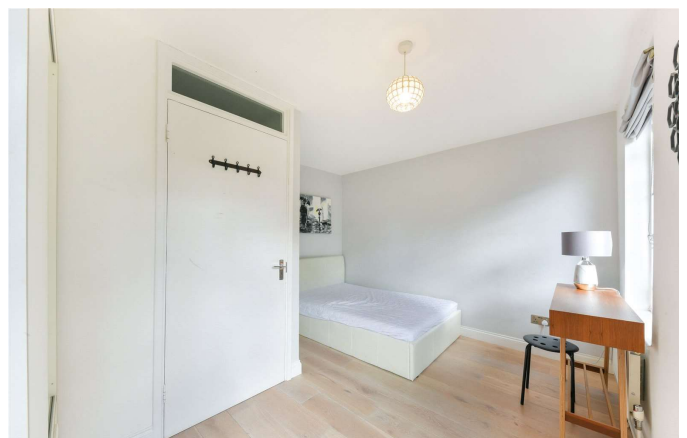
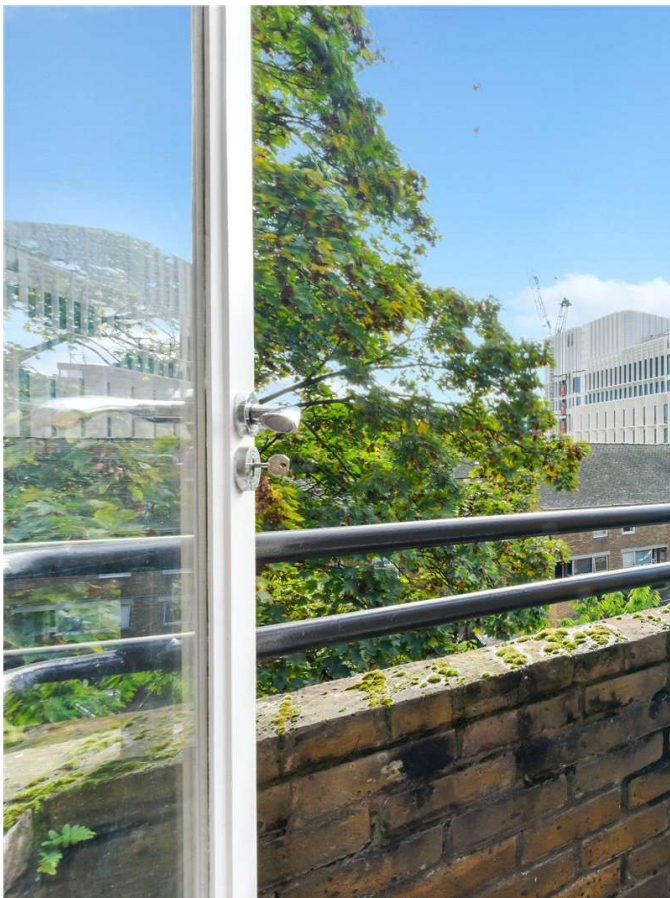
# FEATURES

- Two Bedrooms
- One Reception Room
- One Bathroom
- Wood Flooring
- First Floor
- Balcony
- Communal Gardens
- Duplex

# LOCATION



**KINGS CROSS SALES**  
Unit 4,6 Pancras Square, N1C 4AG  
  
020 7467 2020  
sales.kingscross@bhhs london.com

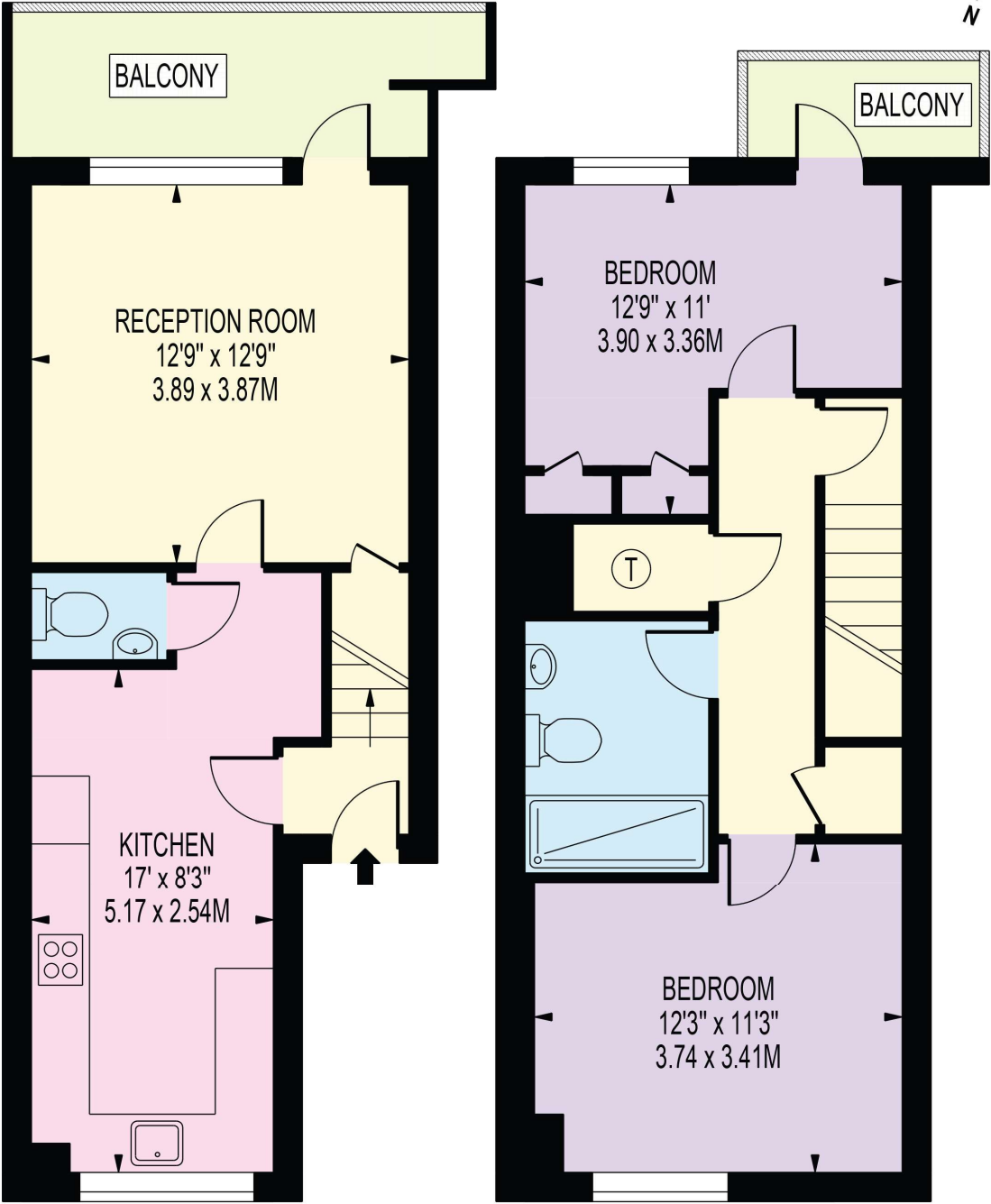




# FLOORPLAN

## AMPTON STREET

APPROXIMATE GROSS INTERNAL FLOOR AREA: 797 SQ FT - 74.05 SQ M



FIRST FLOOR

SECOND 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.