



Two Bedroom in Popular XY Development in
Prime King's Cross

9A YORK WAY

KING'S CROSS, N7

Asking Price
£795,000

**BERKSHIRE
HATHAWAY**
HOMESERVICES

LONDON

PROPERTY DETAILS

Guide Price £795,000	Square Footage 725
Council Tax Band	EPC B
Tenure Leasehold	

An immaculately presented two bedroom, two bathroom apartment with a large private balcony and southerly views located within the popular XY Development.

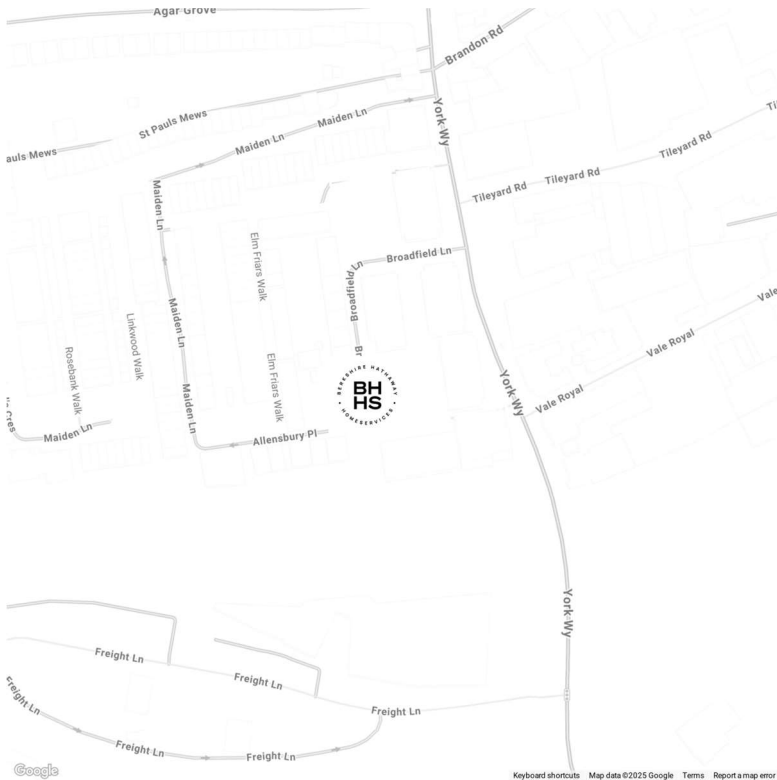
Flooded with natural light and boasting beautiful far reaching views overlooking the iconic London skyline, XY is walking distance to Coal Drops Yard and King's Cross St. Pancras Station, which offers transport links to local, national and international destinations.

Residents also benefit from 24-Hour Concierge.

FEATURES

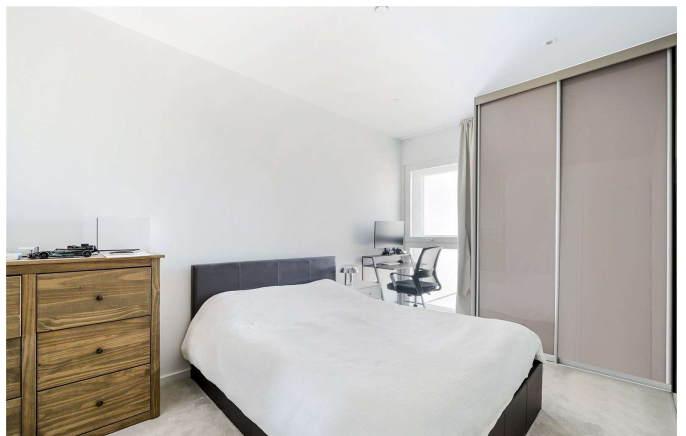
- Two Bedrooms
- One Reception Room
- Two Bathrooms
- Concierge/Porter
- Lift
- Upper Floor
- Balcony
- 24 Hour Security

LOCATION



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

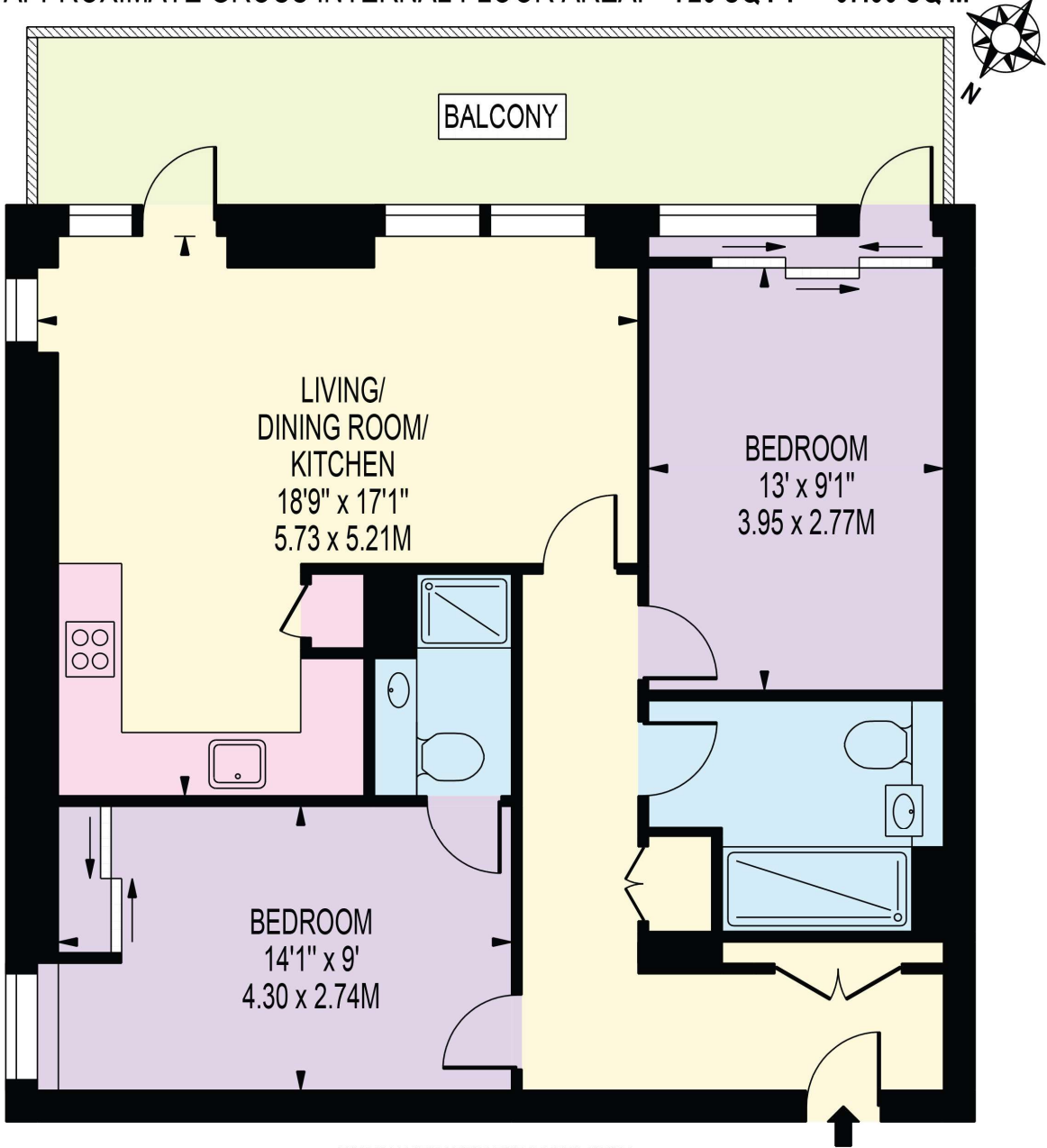
020 7467 2020
sales.kingscross@bhhs-london.com



FLOORPLAN

XY APARTMENTS

APPROXIMATE GROSS INTERNAL FLOOR AREA: 725 SQ FT - 67.36 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. 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.