



Impressive Studio in the Iconic Grade II Listed Gasholders

# GASHOLDERS

1 LEWIS CUBITT SQUARE, N1C

Asking Price  
£850,000

**BERKSHIRE  
HATHAWAY**  
HOMESERVICES

LONDON

# PROPERTY DETAILS

<b>Guide Price</b> £850,000	<b>Square Footage</b> 439 Sq Ft
<b>Council Tax Band</b> D	<b>EPC</b> B
<b>Ground Rent</b> £400 pa	<b>Service Charge</b> £7,533 pa
<b>Tenure</b> Leasehold	

A beautifully presented high specification studio apartment located on the eighth floor of the iconic Grade II listed Gasholders building in King's Cross with views overlooking Gasholders Park and the Regent's Canal.

Residents benefit from a 24-hour concierge, residents' spa and gym, business suite, entertainment suite with cinema, and landscaped residents' rooftop garden located on the same floor just steps from your door.

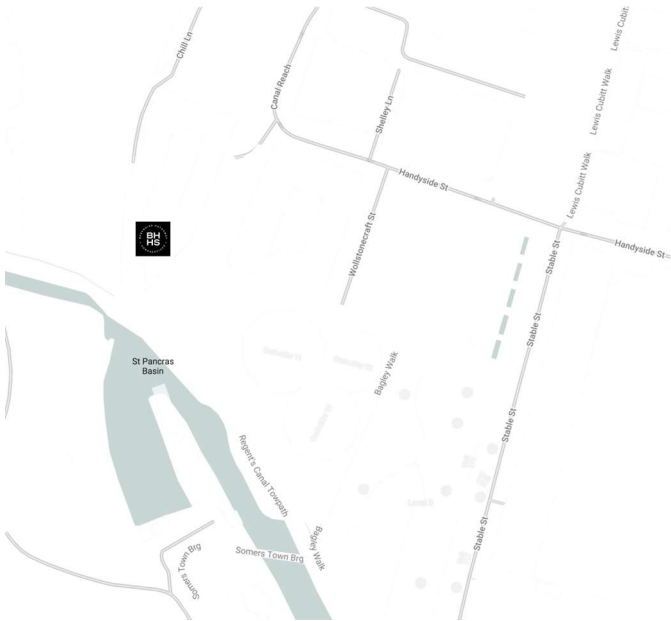
Gasholders is perfectly located with easy access to Coal Drops Yard and Granary Square with their array of boutiques, bars, and restaurants.

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

One Bedroom
One Reception Room
One Bathroom
Swimming Pool
Concierge/Porter
24 Hour Security
Roof Terrace, Communal Gardens
Lift

## 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)

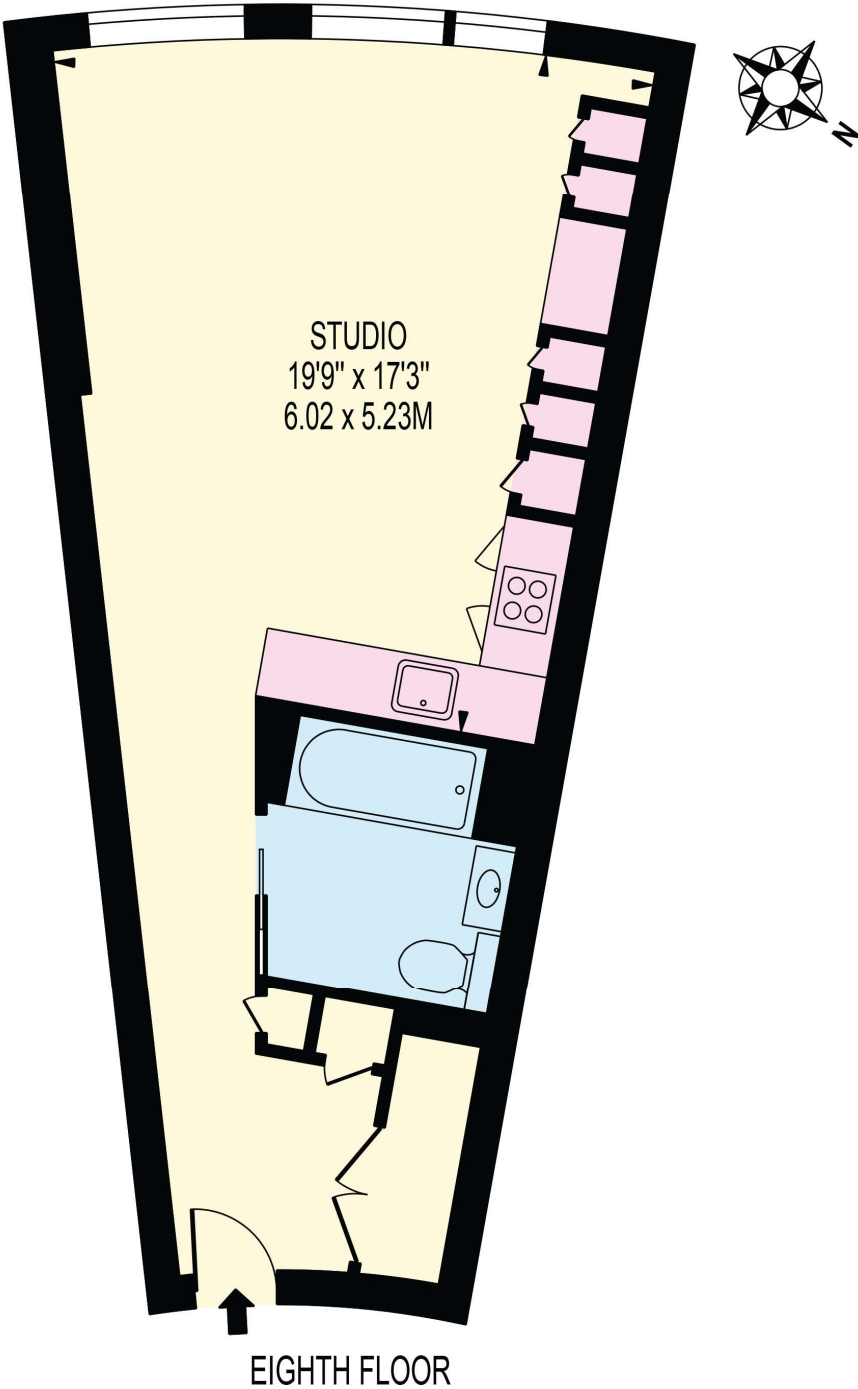




# FLOORPLAN

## GASHOLDERS

APPROXIMATE GROSS INTERNAL FLOOR AREA: 439 SQ FT - 40.81 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.