



Two Bedroom with Balcony in Award
Winning Fenman House

FENMAN HOUSE

KING'S CROSS, N1C

Asking Price
£1,485,000

**BERKSHIRE
HATHAWAY**
HOMESERVICES

LONDON

PROPERTY DETAILS

Guide Price £1,485,000	Square Footage 853
Council Tax Band F	EPC B
Ground Rent £800 pa	Service Charge £10467 pa
Tenure Leasehold	

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

Located on the tenth floor and boasting herringbone floors throughout, the property is comprised of two double bedrooms, one en-suite, and a further large bathroom.

The generous kitchen/reception area leads onto a private balcony with views of Lewis Cubitt Park and Coal Drops Yard.

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

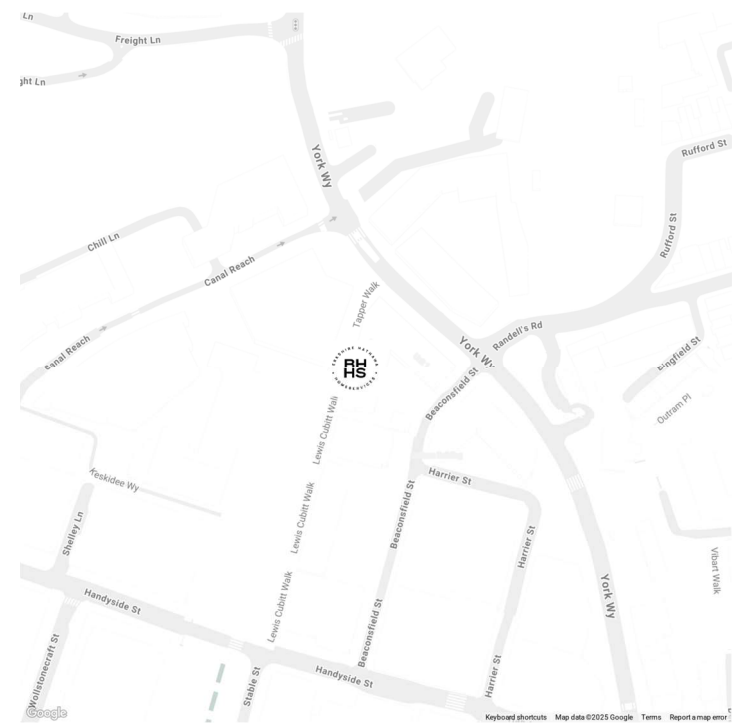
Nearby transport links include St. Pancras International and King's Cross Station (Northern, Victoria, Hammersmith & City, Metropolitan, Circle and Piccadilly lines, National Rail) providing frequent services into the City and the West End.

Vibrant Coal Drops Yard and Granary Square are also moments away.

FEATURES

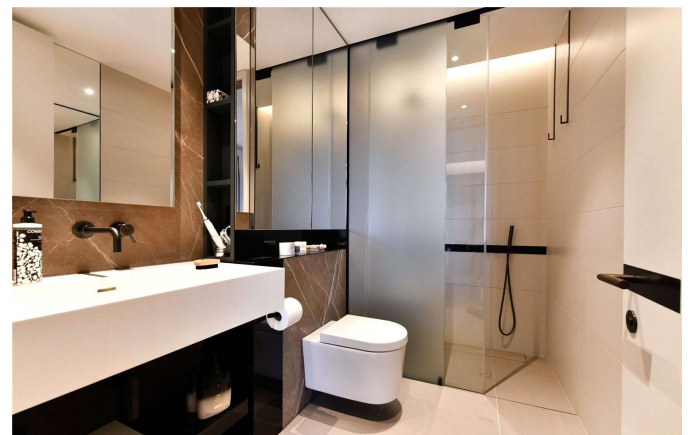
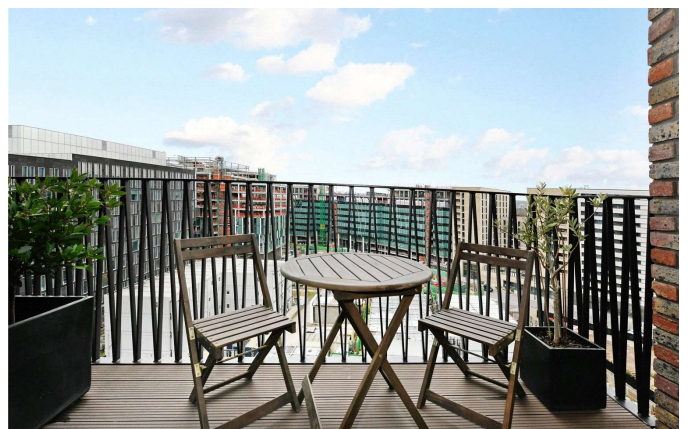
- Two Bedrooms
- One Reception Room
- Two Bathrooms
- Concierge/ Porter
- Upper Floor
- Lift
- Roof Terrace, Balcony
- New Development

LOCATION



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

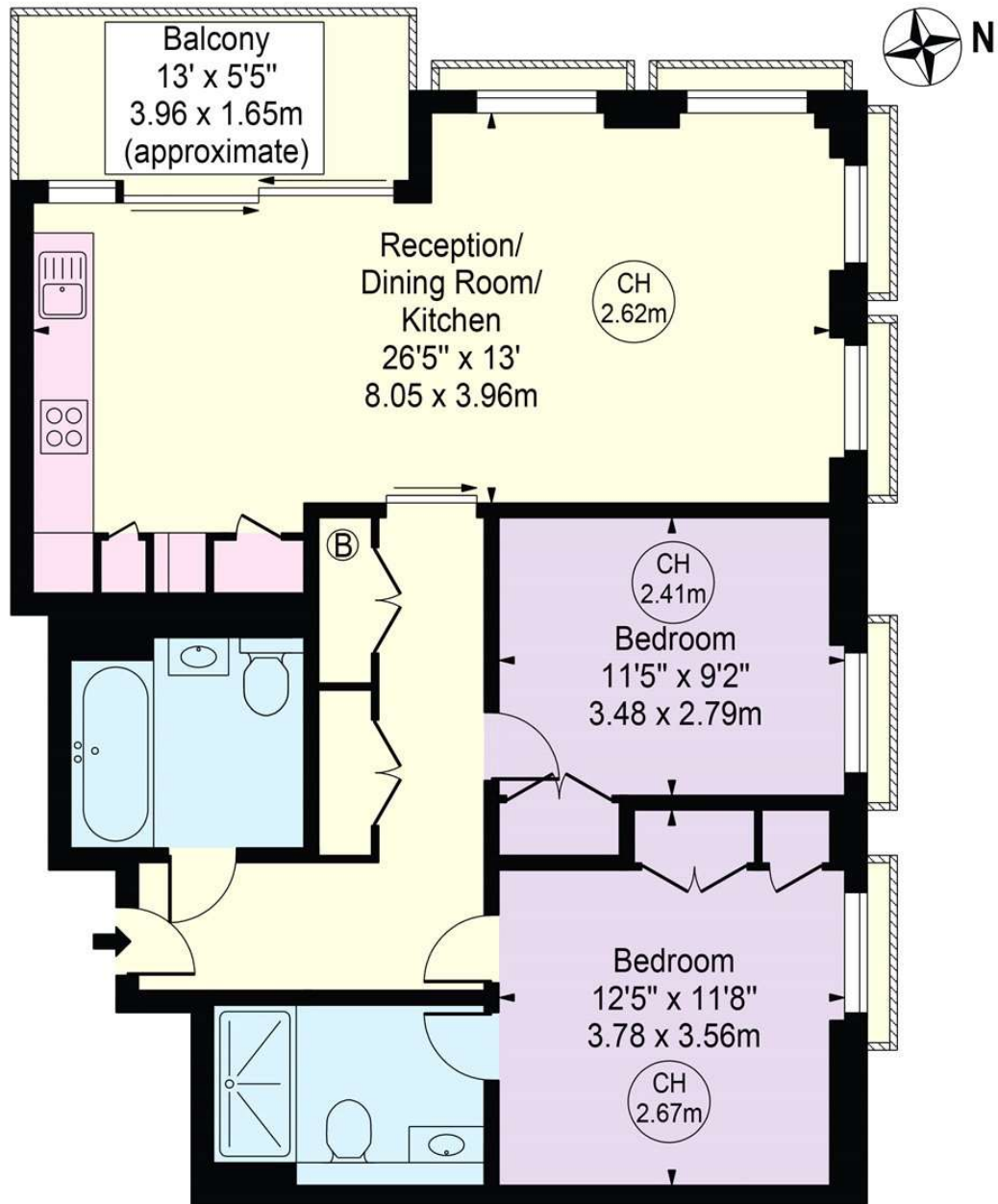
020 7467 2020
sales.kingscross@bhhs-london.com



FLOORPLAN

Fenman House

Approx. Gross Internal Area 853 Sq Ft - 79.25 Sq M
Approx. External Area Of Balcony 70 Sq Ft - 6.53 Sq M



Tenth Floor

For Illustration Purposes Only - Not To Scale

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.