



Stunning Victorian Loft with Parking and Canal Views

ALBERT DOCK, KING'S CROSS

KING'S CROSS, N1

Asking Price
£2,650,000

**BERKSHIRE
HATHAWAY**
HOMESERVICES

LONDON

PROPERTY DETAILS

Guide Price £2,650,000	Square Footage 2276
Council Tax Band G	EPC C
Tenure Share of Freehold	Service Charge £12000 pa

A spacious loft apartment on the fourth floor of this stunning converted Victorian warehouse standing on the edge of Battlebridge Basin, just off the Regent's Canal.

The generous layout includes a stunning reception area perfect for entertaining, a sleek contemporary kitchen, and four well-proportioned bedrooms, including a luxurious principal suite. Period details—such as exposed brickwork and Crittall style windows—are complemented by refined finishes throughout.

There is also a parking space included in the sale.

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.

Angel Islington is also nearby with its array of bars, boutiques, and restaurants.

Virtually staged

FEATURES

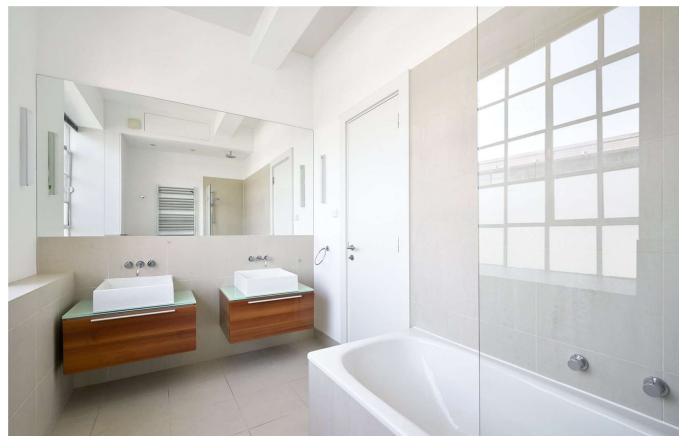
- Four Bedrooms
- One Reception Room
- Three Bathrooms
- Private Parking
- Upper Floor
- Canal Views
- Spacious
- Wood Flooring

LOCATION



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

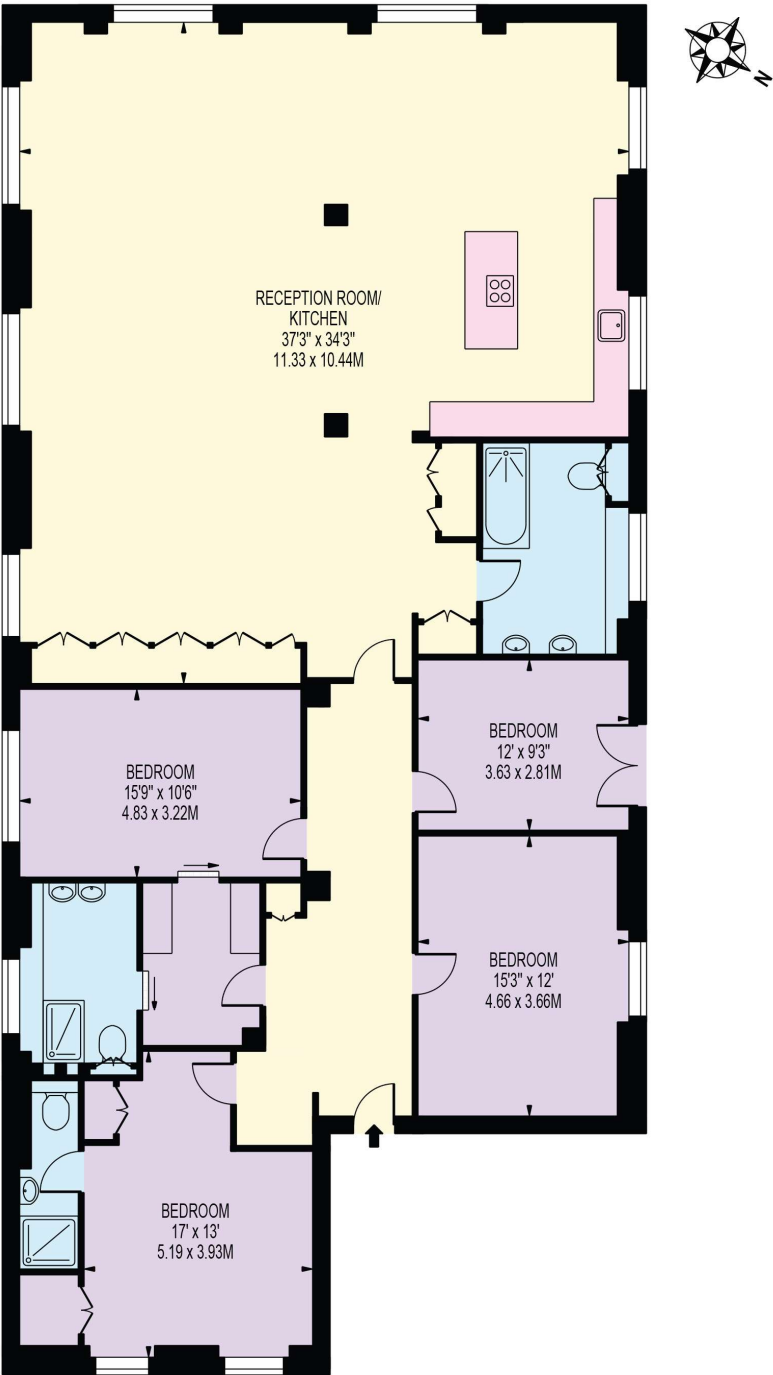
020 7467 2020
sales.kingscross@bhhs-london.com



FLOORPLAN

ALBERT DOCK

APPROXIMATE GROSS INTERNAL FLOOR AREA: 2276 SQ FT - 211.44 SQ M



FOURTH 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.