



Lewis Cubitt Walk, King's Cross, London **NIC**



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A beautifully presented three bedroom apartment overlooking Lewis Cubitt Park, King's Cross.

An immaculately presented 6th floor park-facing apartment situated within the Luma Building. Benefiting from 1,531 square feet of split level space with a generous balcony overlooking Lewis Cubitt Park.

The entertaining space is located on the entry level, where the kitchen sits on a mezzanine level overlooking the reception room.



Guide price: £2,350,000

Tenure: Leasehold: approximately 243 years remaining

Service charge: £14,500 per annum, reviewed annually, next review due 2024

Ground rent: £1,000 per annum, reviewed every 25 years, next review due 2042

Local authority: London Borough of Camden

Council tax band: G

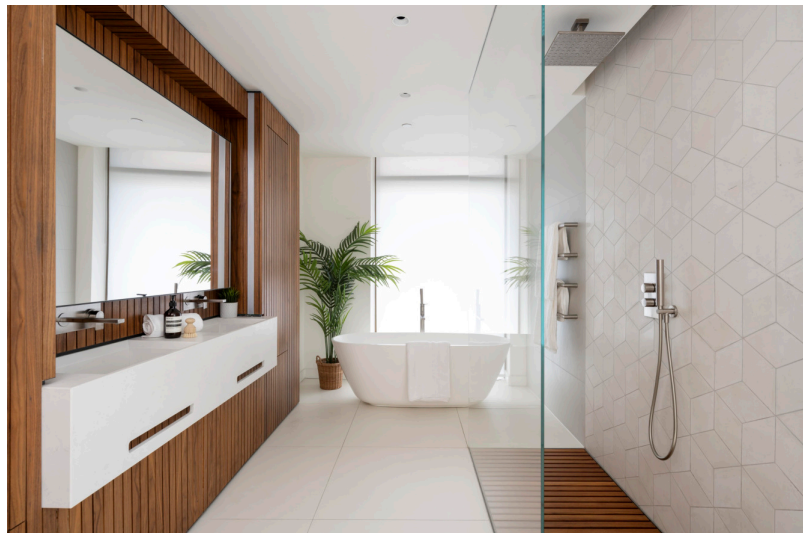




This open plan area is flooded with natural light from the floor to ceiling windows which perfectly frame the view over the park. The principal bedroom is on its own floor, with a built-in dressing area and generous en suite bathroom. There are two additional bedrooms on the upper floor, with a stylish bathroom and added storage space. Either room can be used flexibly and are easily accessible. The apartment also comes with the benefit of a secure parking space and separate storage unit. Additionally, residents will benefit from concierge service.

Location

Located just moments from the domestic and international travel hub of King's Cross and St Pancras Stations, Central Saint Martins, a new Everyman Cinema and vibrant Granary Square, residents will be able to enjoy all of the benefits living in King's Cross affords. There are more than 50 shops, cafe's, bars and restaurants to enjoy in the cobbled streets of Coal Drops Yard. The area has established itself as a unique destination for events, shows and exhibitions of art, fashion culture and more.



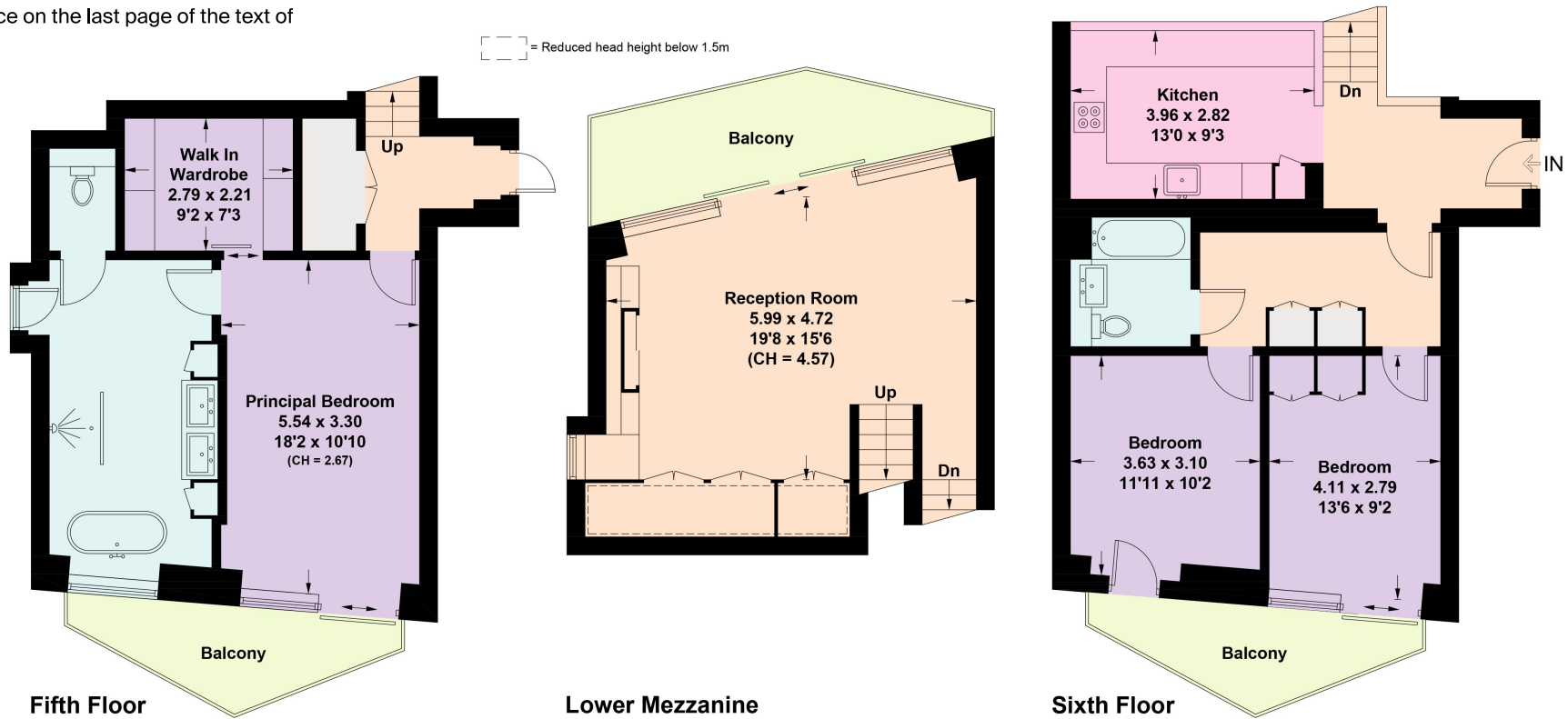


Luma House, Lewis Cubbit Walk, N1C

Approximate Floor Area = 142.2 sq m / 1531 sq ft
Including Limited Use Area (4.0 sq m / 43 sq ft)



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



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Fifth Floor

I would be delighted to tell you more

Sebastian Toy
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Lower Mezzanine

Sixth Floor



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated June 2024. Photographs and videos dated June 2024.

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