



Handyside Street, King's Cross, London **NIC**





# Handyside Street, King's Cross **NIC**

An interior designed three bedroom duplex penthouse situated in the Plimsoll Building, spanning approximately 1,750 sq ft and benefiting from a magnificent 500 sq ft roof terrace.

Entered on the twelfth floor, you are met with an impressive double height floor-to-ceiling spiral staircase illuminating the entrance hall. This floor houses a generous double bedroom with en suite and built in storage, along with a guest WC and utility space.

Please note that we have been unable to confirm the date of the next review for service charge and ground rent. You should ensure that you or your advisors make your own inquiries.



**Guide price:** £2,750,000

**Tenure:** Leasehold: approximately 240 years remaining

**Service charge:** £18,230 per annum

**Ground rent:** £750 per annum

**Local authority:** London Borough of Camden

**Council tax band:** H

The staircase transcends up to the top floor, which comprises a large open plan kitchen and living area with a wall of glass connecting you to a huge balcony and roof terrace basking in sunlight with far-reaching city views.

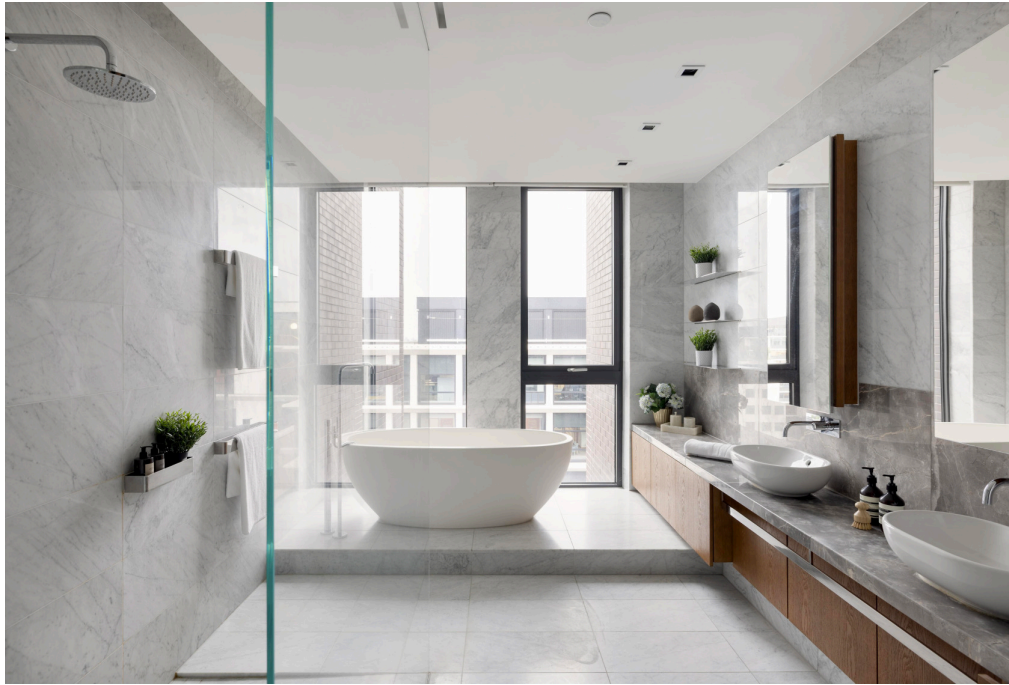
The principal bedroom sits on the top floor with a walk-in dressing room and an impressive marble bathroom with a walk-in shower and a freestanding bathtub.

A third double bedroom sits of the lounge area, with access to the balcony and an en suite shower room.

Additional benefits include an underground parking space, access to the fitness suite, rooftop conservatory and a 24 hour concierge. There is also use of an exclusive elevator which serves the 'penthouse' levels at Plimsoll.







## Location

The Plimsoll Building is located next to Gasholder 8, a brand new landscaped park as well as Regents Canal. The Plimsoll Building is within a close proximity to King's Cross St Pancras which offers access to the Northern, Piccadilly, Victoria, Metropolitan, Circle, Hammersmith and City lines as well as National Rail and Eurostar from St. Pancras International.



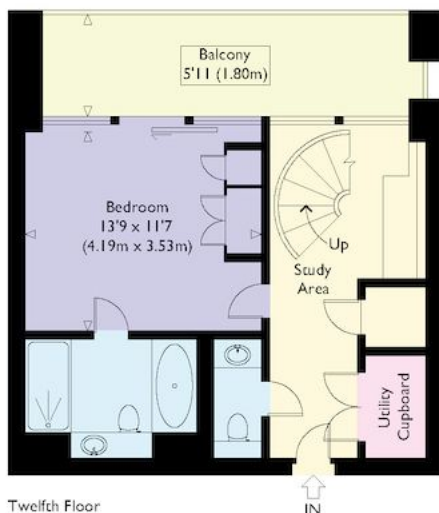




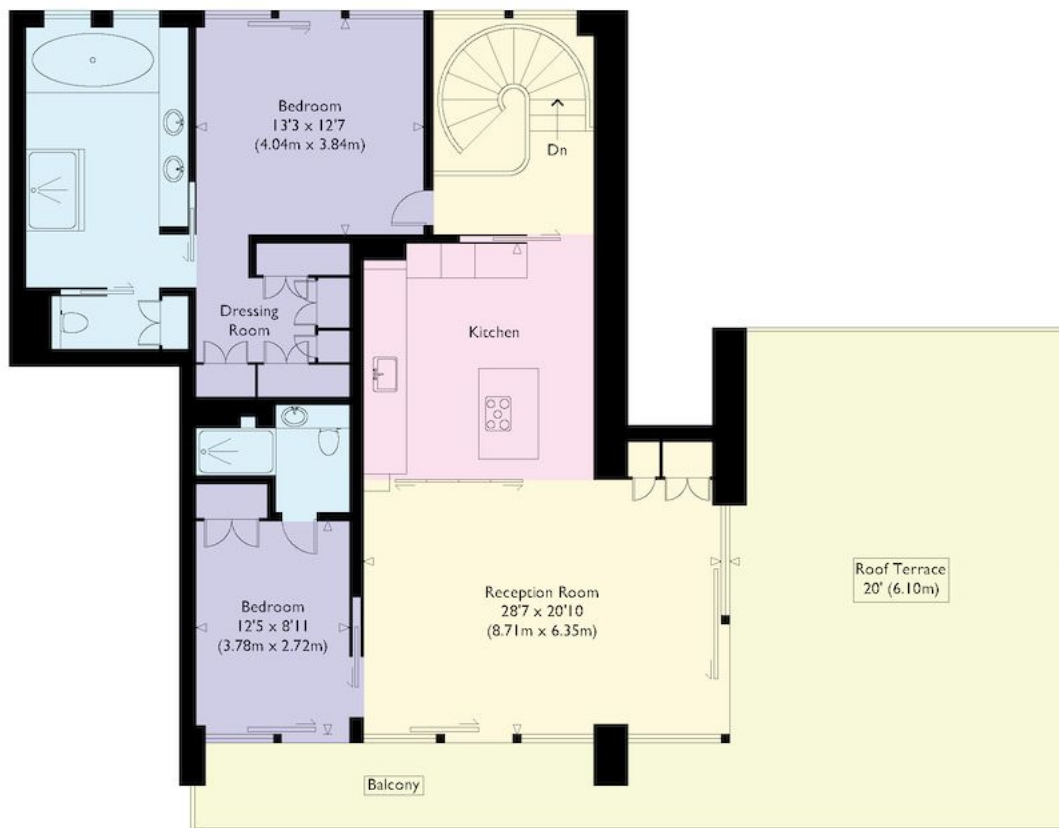


# Handyside Street, N1

Approximate Gross Internal Floor Area : 1723 sq ft / 160.1 sq m



Twelfth Floor



Thirteenth Floor

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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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 October 2024. Photographs and videos dated October 2024.

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