



BONINGTON HOUSE, KILICK STREET, LONDON, N1
£670,000 LEASEHOLD

**A SPLIT LEVEL 955 SQ. FT. TWO DOUBLE BEDROOM
 SPLIT LEVEL APARTMENT IN A RESIDENTIAL
 NEIGHBOURHOOD, ONLY 0.3 MILES FROM KINGS X & ST
 PANCRAS INTERNATIONAL STATION.**

Islington | 0207 354 2480 | islington@winkworth.co.uk

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DESCRIPTION:

This bright, airy, and spacious flat is located on a picturesque, tree-lined street in a gated development, set just 0.3 miles from King's X & Kings X & St. Pancras International Station; offering outstanding local and international transport connections.

Upon entry there is a bright entrance hall lit via the sky light above the stairs, a generously sized living room with large East facing window and a French door leading out onto the private balcony. A separate kitchen/ dining room and three piece family bathroom with bathtub is also located on this level. The two double bedrooms with fitted wardrobes are located on the upper floor.

Bonington House offers a perfect opportunity for first-time buyers, investors, and those looking for a vibrant London base.

Killick Street itself is ideally positioned at the King's Cross end of Pentonville Road, moments from Caledonian Road. It is also only 0.4 miles to St Pancras International, 0.7 miles to Angel Station, and equidistant to both Bloomsbury and Angel Islington. You are also within easy distance from the myriad restaurants, eateries, shops and galleries on offer within the incredible 160+ acre N1C neighbourhood around Granary Square, CoalDrops Yard and York way; encompassing Central St Martins School of Art, Google Deep Mind, Dishoom, Everyman Cinema, Universal Music, The Lightroom, Tom Dixon, Spiritland. The list goes on..

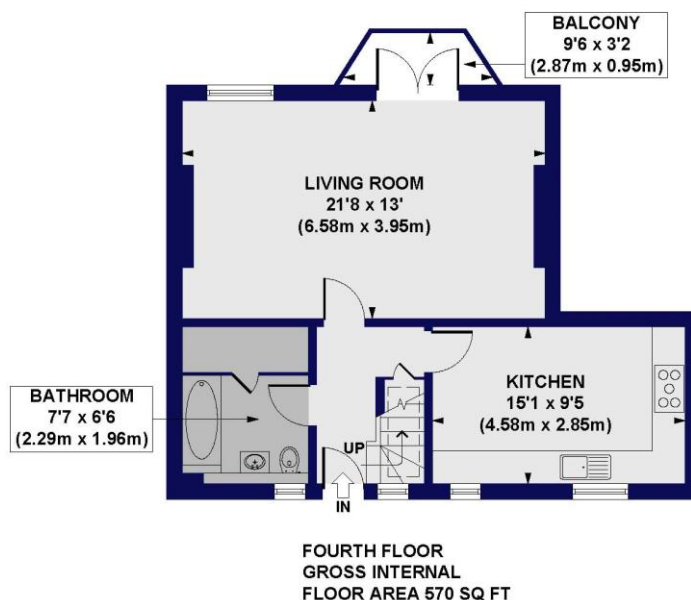
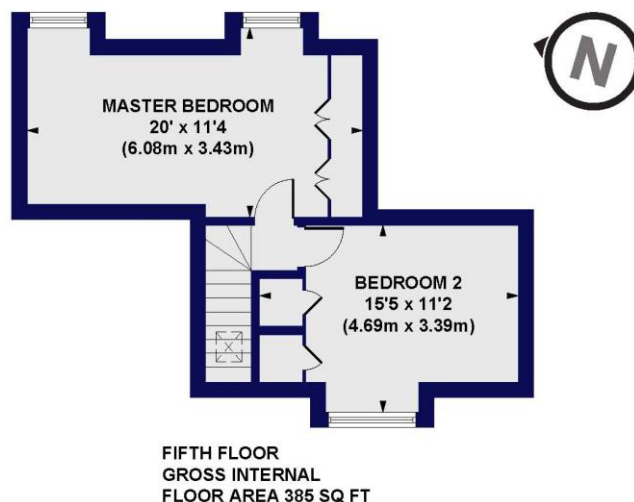
Any associated charges including, but not limited to, service charge, ground rent and sinking funds outlined in the marketing material is an approximation calculated using information provided by and described by the client at the time of instruction. The actual cost may be subject to change and therefore we recommend all interested parties carry out their own enquiries.

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Bonington House, Killick Street, N1
Approx. Gross Internal Floor Area 955 sq. ft / 88.72 sq. m



All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or CP Creative. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans. This plan is for illustrative purposes only and should be used as such by any prospective purchasers.

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This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



<https://www.winkworth.co.uk/sale/property/ISL260219>

Tenure: Leasehold

Term: 87 year and 0 months (Subject to change)

Service Charge: £2,271.06 per annum (approx.)

Ground Rent: £10 Annually (Subject to review)

Council Tax Band: C

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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