



BONINGTON HOUSE, KILLICK STREET, N1
£475,000 LEASEHOLD

**A STYLISH AND CONTEMPORARY ONE BEDROOM
APARTMENT IN PRIME LOCATION.**

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DESCRIPTION:

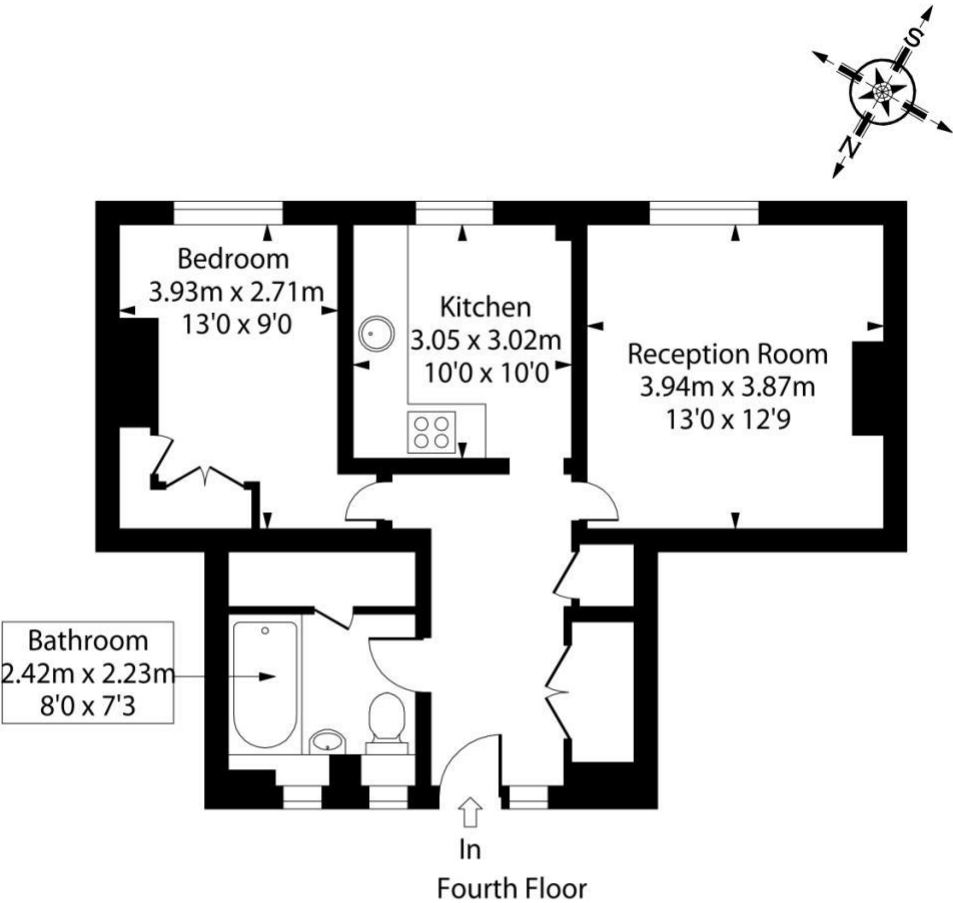
Situated on the 4th floor, this fantastic one-bedroom, spacious flat is located on a picturesque, tree-lined street, set just 0.3 miles from King's Cross Station, offering outstanding transport connections—arguably among the best in Islington. Upon entry there is a bright and airy entrance hall that offers a great sense of space. The property spans over 591 sqft, and consists of a spacious living room, a fully equipped kitchen with ample worktop and dining space, the bedroom is a large double and the property is completed by a contemporary bathroom. The flat is further complemented by the ever-important storage cupboards and an overall roomy feel. Bonnington House offers a perfect opportunity for first time buyers, investors and those looking for the perfect London base.

Killick Street is in an excellent location with great transport links across London and the UK with Kings Cross and Angel underground stations located a short distance away. International travel is also made easy from St. Pancras station and all London airports.

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.



Approximate Gross Internal Floor Area 591 sq ft. / 54.99 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 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		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Energy rating scale with current and potential ratings:

- Current: 70 C
- Potential: 79 C