



BONINGTON HOUSE, KILLICK STREET, LONDON, N1  
**£575,000 LEASEHOLD**

## A STYLISH AND CONTEMPORARY TWO BEDROOM APARTMENT 0.3 MILES FROM KINGS CROSS & ST PANCRAS

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## DESCRIPTION:

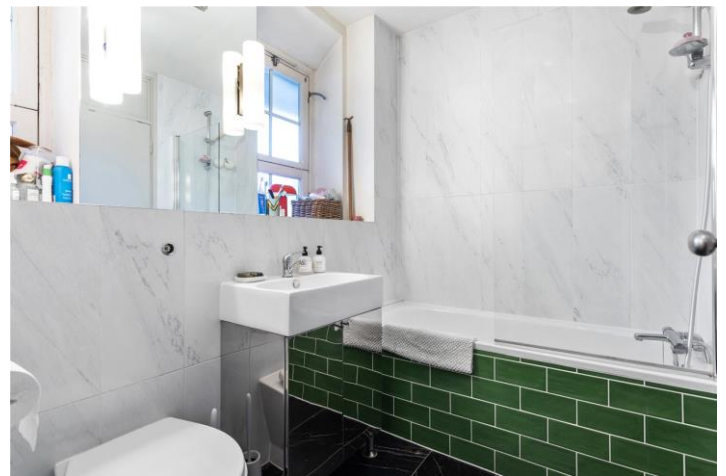
Situated on the 1st floor, this fantastic two-bedroom, spacious flat is located on a picturesque, treelined street, set just 0.3 miles from King's Cross & Kings Cross & St Pancras International Station, offering outstanding transport connections— among the best in Islington. Upon entry there is a large and airy entrance hall that offers a great sense of space. The property spans 599 sq.ft. approx., and consists of a spacious open plan living room/ kitchen with large bay windows flooding the room with natural light, two double bedrooms with built-in storage in each, and a contemporary three-piece bathroom with a bathtub. Bonnington House offers a perfect opportunity for first time buyers, investors and those looking for the perfect London base.

Killick Street itself is ideally positioned at the Kings Cross end of Pentonville Road, moments from Caledonian Road. It is also only a short stroll to St Pancras International and equidistant to both Bloomsbury and Angel Islington. You are also only ten minutes away 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.\*

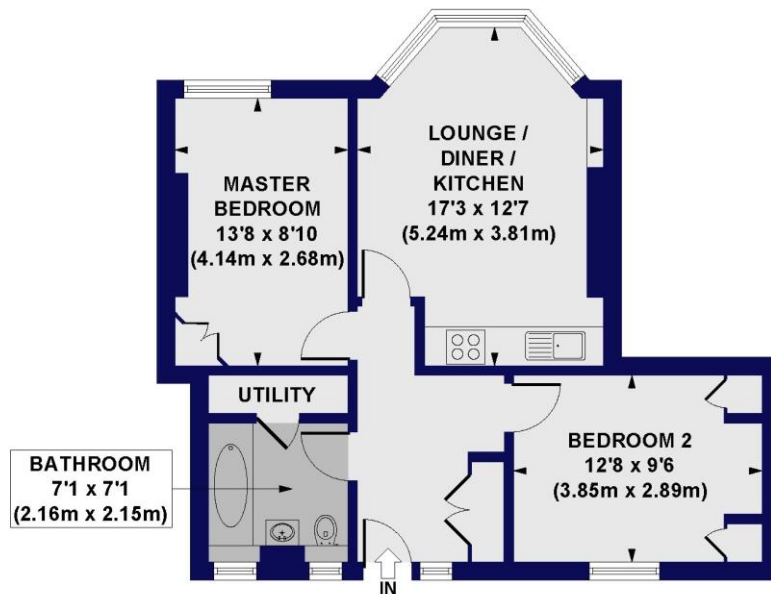
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**Bonington House, Killick Street, N1**  
**Approx. Gross Internal Floor Area 599 sq. ft / 55.61 sq. m**



**FIRST FLOOR**

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	72 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



<https://www.winkworth.co.uk/sale/property/ISL250497>

**Tenure:** Leasehold

**Term:** 178 year and 0 months

**Service Charge:** £1820.76 per annum

**Ground Rent:** £ 10 Annually (subject to increase)

**Council Tax Band:** B

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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