



BONINGTON HOUSE, KILICK STREET, LONDON, N1
£600,000 LEASEHOLD

**LARGER THAN AVERAGE, 823 SQ. FT. TWO DOUBLE
 BEDROOM APARTMENT IN A RESIDENTIAL
 NEIGHBOURHOOD, ONLY 0.3 MILES FROM KINGS X & ST
 PANCRAS INTERNATIONAL STATION.**

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DESCRIPTION:

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

Upon entry there is a large and airy entrance hall with deep storage, a generous living room with large windows which flood the room with natural light. A separate kitchen with large window and natural light, two double bedrooms also with large windows and natural light. The accommodation is complete with a three-piece bathroom with a bathtub and overhead shower attachments, and also deep storage.

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.

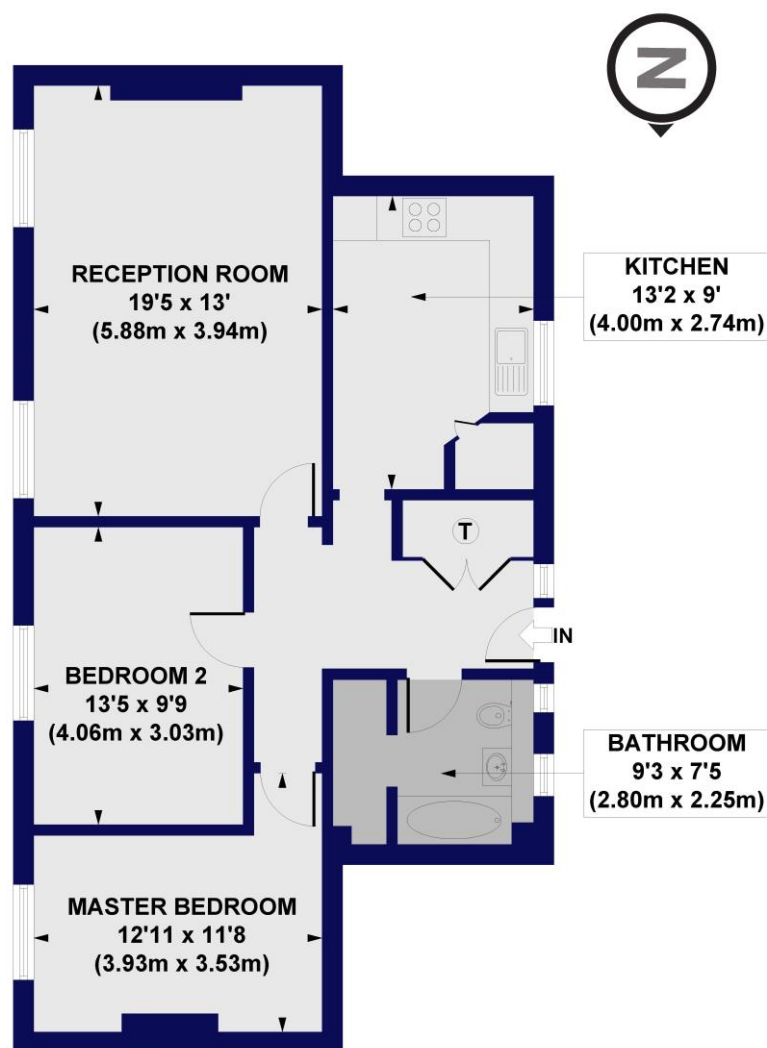
You are also within easy distance from the myriad restaurants, eateries, shops and galleries on offer within the incredible 160+ acre N1C neighbourhood around Granary Square, CoalDrops Yard and York way; encompassing Central St Martins School of Art, Google Deep Mind, Dishoom, Everyman Cinema, Universal Music, The Lightroom, Tom Dixon, Spiritland. The list goes on..

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Bonington House, Killick Street, N1
Approx. Gross Internal Floor Area 823 sq. ft / 76.48 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.



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Tenure: Leasehold
Term: 87 year and 9 months
Service Charge: £10 per annum
Ground Rent: £ TBC
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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