



FLAT 14, WINTON COURT, 65 CALSHOT STREET, LONDON, N1
£725,000 LEASEHOLD

A LIGHTFILLED TWO BEDROOM APARTMENT WITH PRIVATE BALCONY

Highbury | 0207 989 7000 | highbury@winkworth.co.uk

Winkworth

winkworth.co.uk

See things differently

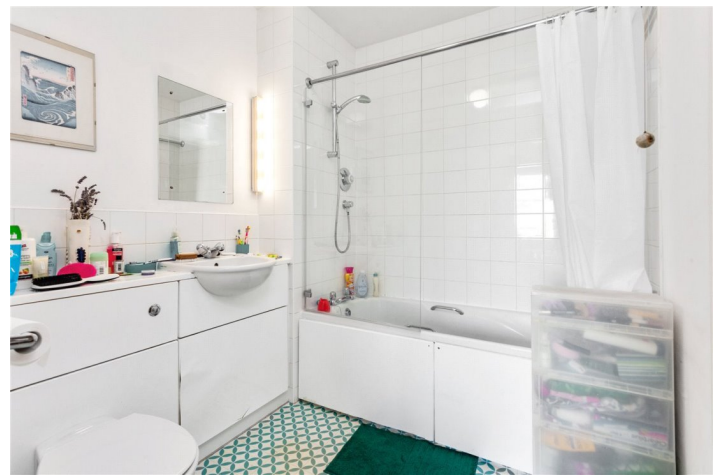


DESCRIPTION:

An amazing, two bedroom spacious apartment located in a well-kept block on a quiet back street moments from Kings Cross. This property comprises of two large double bedrooms, an open plan living dining space with a kitchen that can be separated with double sliding doors. There's a large wrap around balcony which catches the morning and evening sun and allows stunning views over London. The double aspect floor to ceiling windows flood the flat with natural light. There is a good sized family bathroom and an en suite within the master bedroom. The modern apartment comes with generous storage throughout the welcoming hallway.

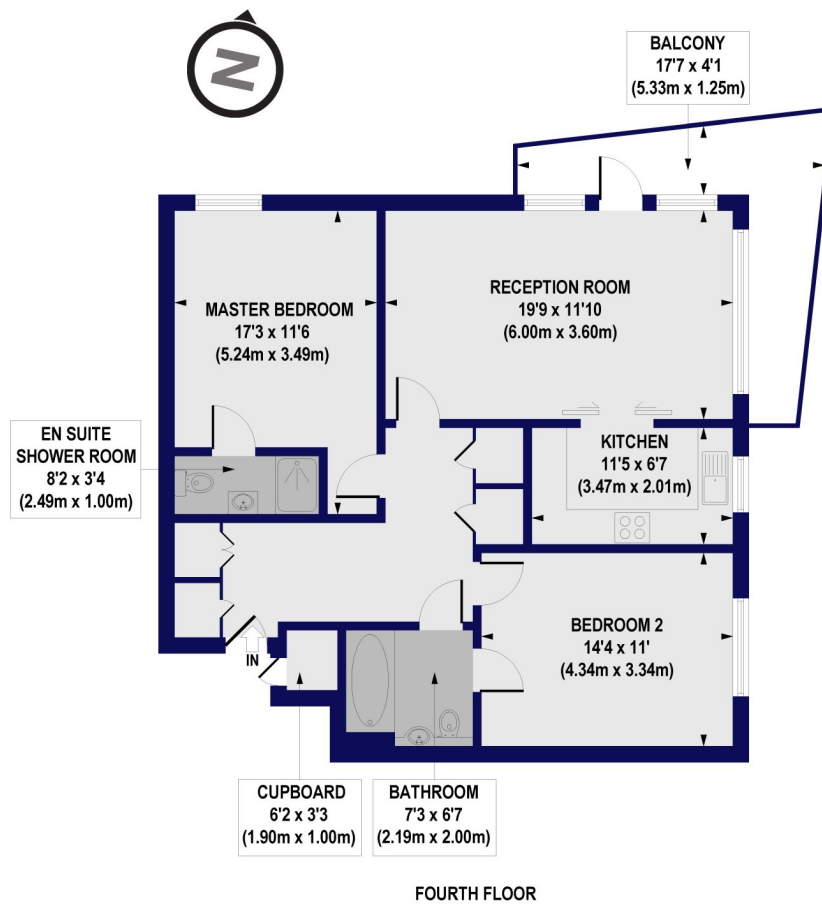
Winton Court is in an excellent location with great transport links across London and the UK with Kings Cross and Angel underground stations located a short distance away. International travel is also made easy from St. Pancras station and all London airports.

Winkworth



Winkworth

Winton Court, Calshot Street, N1
Approx. Gross Internal Floor Area 896 sq. ft / 83.24 sq. m (Excluding Cupboard)



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.

Winkworth

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.

Energy Efficiency Rating	
	Current Potential
Very energy efficient - lower running costs	
A (92-100)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
England, Scotland & Wales	EU Directive 2002/91/EC

Highbury | 0207 989 7000 | highbury@winkworth.co.uk

Winkworth

winkworth.co.uk

See things differently

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.