



LEWIS CUBITT SQUARE, N1  
**£900,000 LEASEHOLD**

**Winkworth**



## LEWIS CUBITT SQUARE, N1

**This top floor, one bedroom apartment is located within a refurbished triplet of Grade II listed, cast-iron gasholders guide frames at heart of King's Cross.**

The Gasholders is a remarkable feat of contemporary design and cutting-edge engineering by renowned architects Wilkinson Eyre, working with Jonathan Tuckey Design on interior architecture and Dan Pearson Studio on landscaping. The flat comprises an open plan living area, a well sized principal bedroom, a fully fitted kitchen and a private balcony.

Residents' will benefit from a 24-hour concierge service, business suite with conference room, rooftop garden, private dining room, catering facilities and 14-seat screening room, fitness suite, spa with hydro pool, steam room and sauna.

Please note that we have been unable to confirm the date of the next review for ground rent and service charge. You should ensure that you or your advisors make your own inquiries.

The Gasholders is located next to a landscaped park as well as Regents Canal. The apartment is only 0.3 miles to King's Cross St Pancras which offers access to the Northern, Piccadilly, Victoria, Metropolitan, Circle and Hammersmith and City lines as well as the St. Pancras International.

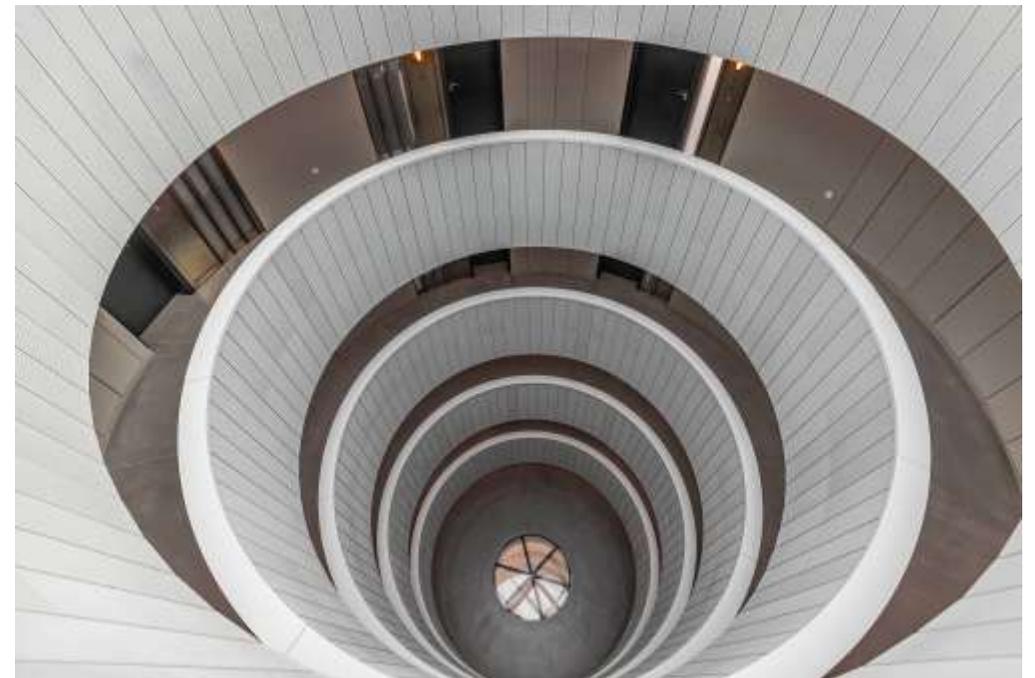
Tenure: Leasehold, approximately 242 years remaining

Service Charge: About £10,540 per annum

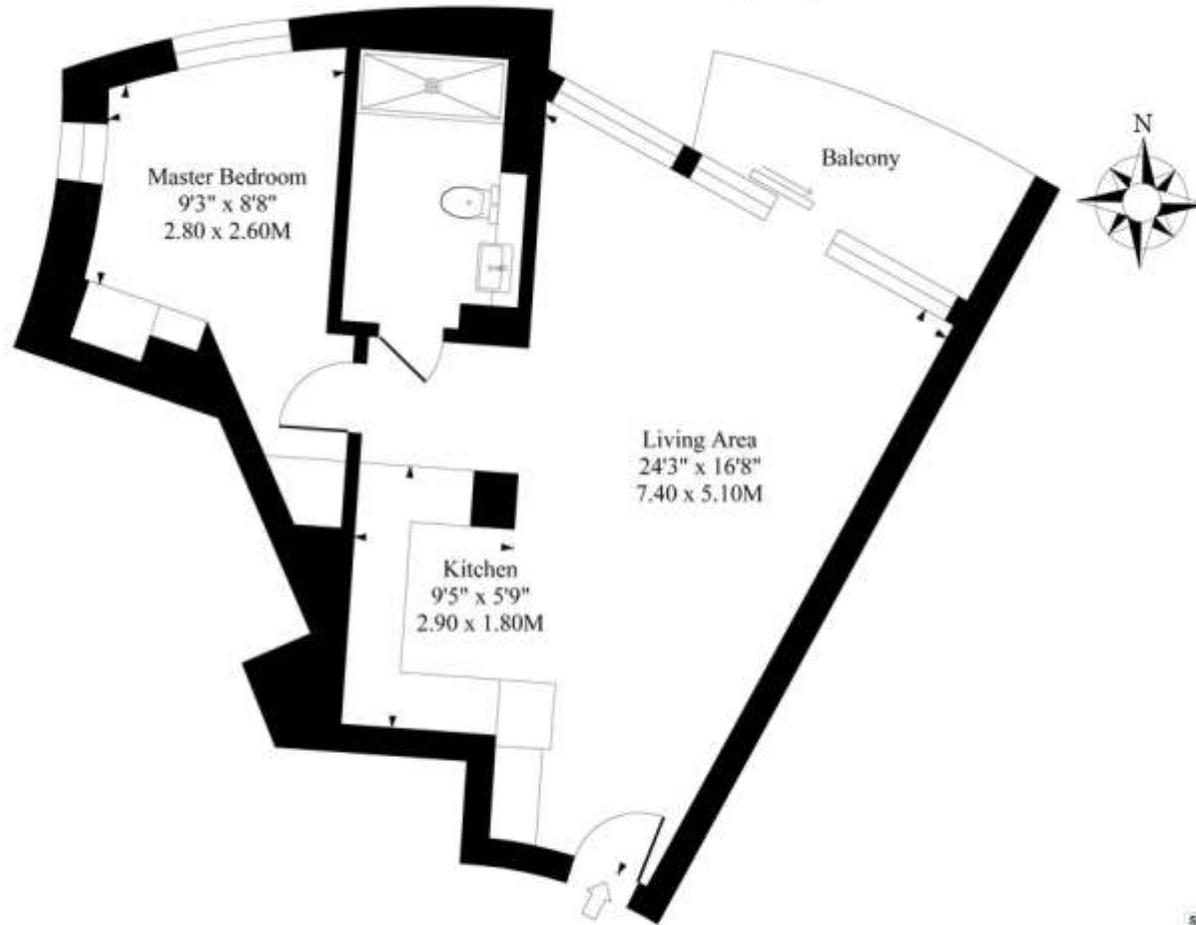
Ground Rent: About £600 per annum

Council Tax: Band E, Camden Council





Gasholders, 1 Lewis Cubitt Square, N1C



Floor Plan

Approximate Gross Internal Area 598 Sq Ft - 55.60 Sq M

Measured in according with RICS guidelines. Every attempt is made to ensure accuracy  
 However all measurements are approximate.  
 The floor plan is illustrative purposes only and is not to scale

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 B
69-80	C		
55-68	D		
35-54	E		
21-34	F		
1-20	G		

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