



WINTON COURT, 65 CALSHOT STREET, LONDON, N1
£700,000 LEASEHOLD

A FANTASTIC TWO BEDROOM APARTMENT MOMENTS FROM KINGS CROSS

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

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DESCRIPTION:

An amazing, two-bedroom spacious apartment set across the third floor of this well-maintained block on a quiet street moments from Kings Cross. The property comprises of two large double bedrooms, a semi 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. The flat is completed with a good-sized family bathroom, generous storage throughout the hallway and is offered to the market chain-free.

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.

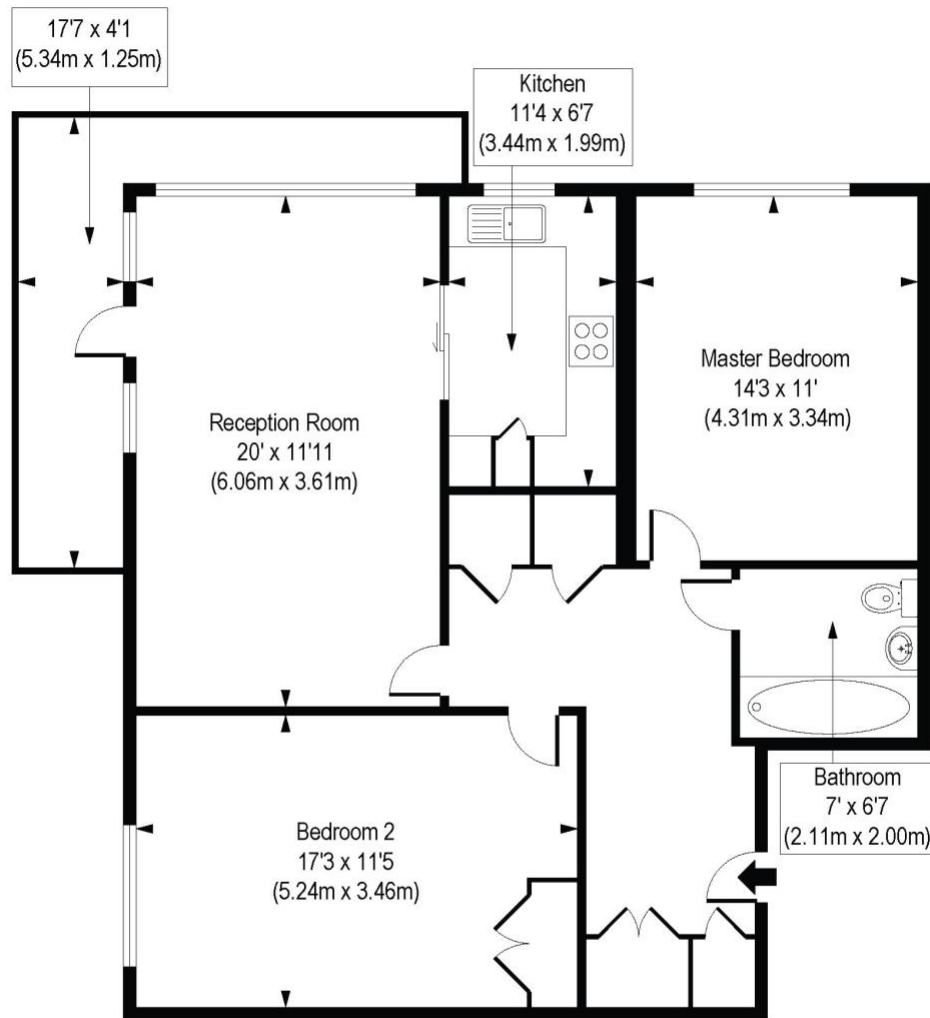
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Approx. Gross Internal Area 895 sq. ft / 83.13 sq. m



Third Floor

COMPLIANT WITH RICS CODE OF MEASURING PRACTICE. Floorplan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floorplan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.

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	
78	83
England, Scotland & Wales	
EU Directive 2002/91/EC	

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