



# HAND AXE YARD

KINGS CROSS, WC1X



**ASKING PRICE**  
**£995,000**



# HAND AXE YARD GRAYS INN ROAD LONDON, WC1X

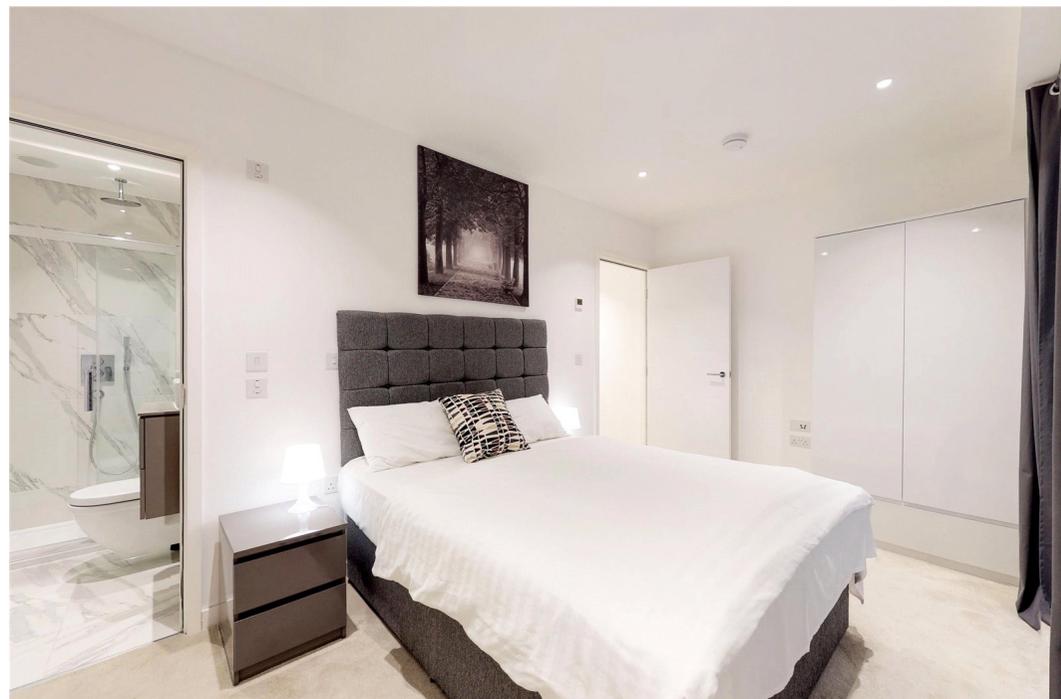
- 2 Bedrooms
- 2 Bathrooms + Guest WC
- Duplex Apartment
- Long lease
- Concierge
- Secure Entry
- Ideal for the Shops, Cafes, Bars & Restaurants by Regents Canal
- Kings Cross and St Pancras stations

A spacious (961 sq ft) and modern split level apartment in a recently built secure building in King's Cross.

Residents of this contemporary development benefit from CONCIERGE SERVICE, lifts, secure entry and well-kept communal areas.

The apartment is laid out over 2 floors with 2 large double bedrooms, 3 bathrooms and open plan living on the upper floor comprising of a kitchen, dining area and reception.

Superb transport options with Inter City, National and International links from Kings Cross and St Pancras stations. Ideally located for the fantastic amenities of Kings Cross and Regents Canal with an abundance of new shops, bars and restaurants.



# HAND AXE YARD, GRAYS INN ROAD, LONDON, WC1X

Approximate gross  
internal area:  
**89.3 SQM /**  
**961 SQ FT**



GROSS INTERNAL AREA  
GD : 469 sq ft, 44 m<sup>2</sup>, 1ST : 492 sq ft, 46 m<sup>2</sup>  
TOTAL: 961 sq ft, 89 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

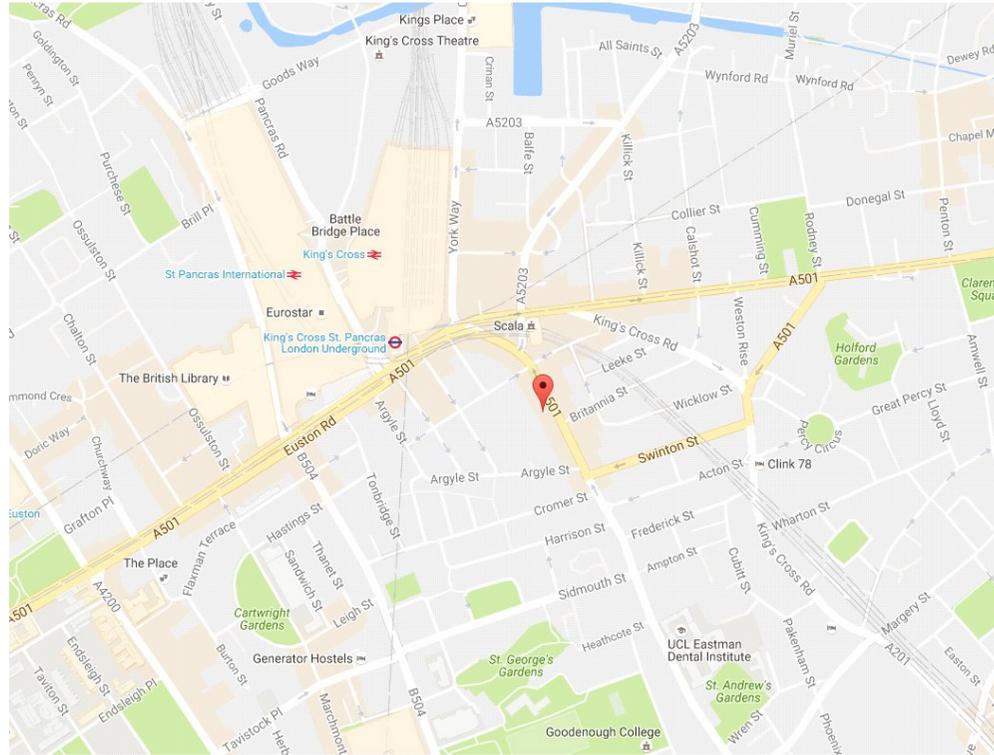
POWERED BY  
**matterport**

Tenure: Leasehold, 990 years  
Estimated ground rent: £600 p.a.  
Estimated service charge: £7258.04 p.a.

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**FRASER**  
& Co



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

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