

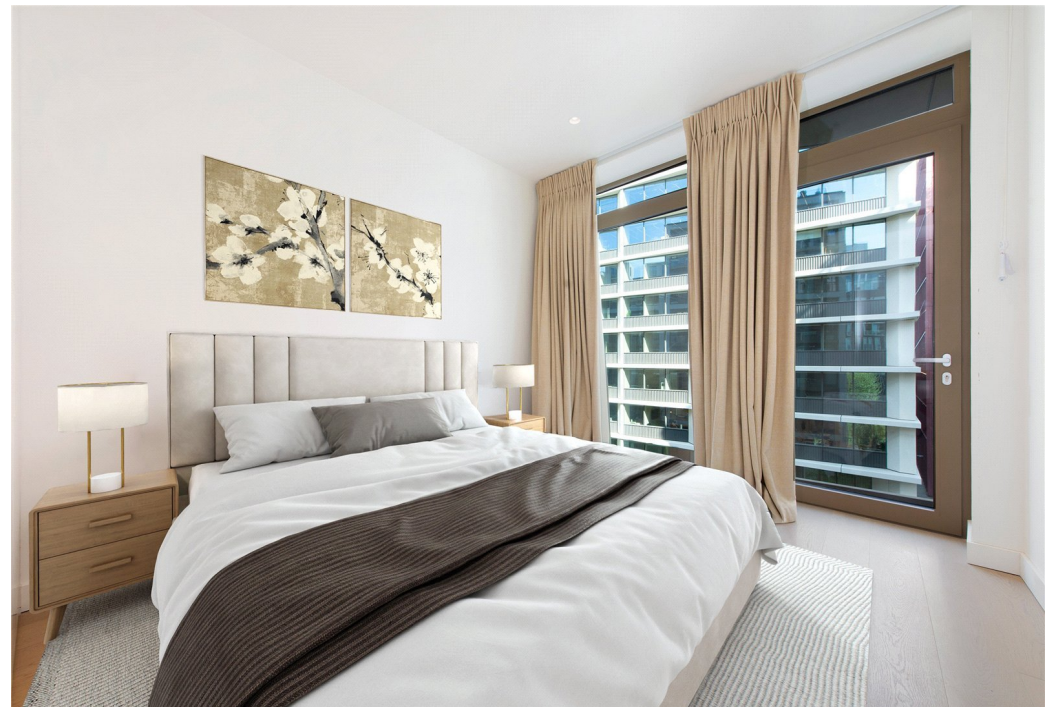


LUMA HOUSE

KINGS CROSS, N1C



ASKING PRICE
£1,480,000



LUMA HOUSE KINGS CROSS LONDON, N1C

- Two Bedrooms
- Two Bathrooms
- Concierge
- Fourth Floor
- Comfort Cooling
- Allocated Parking Space

Elegant Dual-Aspect Apartment with Park Views in the Prestigious Luma Building

Situated on the fourth floor of the highly sought-after Luma Building in the heart of King's Cross, this beautifully presented dual-aspect apartment offers approximately 927 sq ft of well-designed living accommodation, together with the added benefit of a secure parking space.

Enjoying an attractive outlook over the landscaped green spaces of Lewis Cubitt Park, the property features a generous private balcony, ideal for relaxing or entertaining. The impressive open-plan reception and kitchen boasts a striking double-height ceiling and floor-to-ceiling windows, flooding the space with natural light and creating a wonderfully bright and spacious living environment.

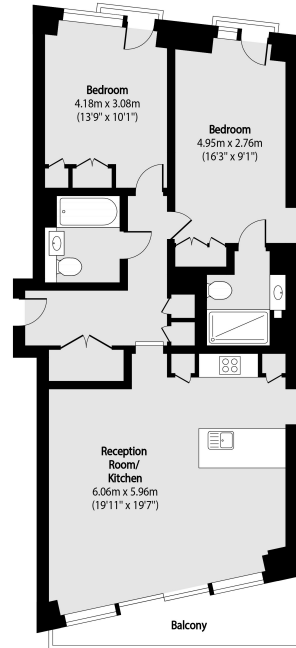
The principal bedroom benefits from a contemporary en suite bathroom, while the spacious second bedroom offers excellent built-in storage, making it equally suitable as a guest bedroom, home office or additional living space.

Residents of the Luma Building also enjoy the convenience of a dedicated concierge service, adding to the comfort and appeal of this exceptional development.



LUMA HOUSE KINGS CROSS LONDON, N1C

Approximate gross
internal area:
86.1 SQM /
927 SQ FT



Total area (approx): 86.08 sq m (927 sq. ft)

Balcony total area (approx): 5.75 sq m (62 sq. ft)

Tenure: Leasehold, 241 years

Estimated ground rent: £800 p.a.

Estimated service charge: £15322.32 p.a.

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FRASER
& Co

Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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