



Cubitt Street, London, WC1X
Asking Price of £925,000

Cubitt Street, London, WC1X

3 bedrooms • 3 bathrooms (2 en-suite) • 1036 square feet • 2 private balconies • 2nd floor (with lift) • Good condition throughout • 980+ year lease • Modern block • Close to King's Cross • Close to Bloomsbury

A very spacious three bedroom, three bathroom flat with two private balconies, situated on the 2nd floor of this modern purpose built block located between Bloomsbury and King's Cross.

Spanning across 1036 sq ft, the flat comprises a large reception area with an open plan fully fitted kitchen, three double bedrooms, two being en-suite with built-in storage, and an additional family bathroom. The property features wooden floors in the common areas and carpet in the bedrooms, and double glazed windows.

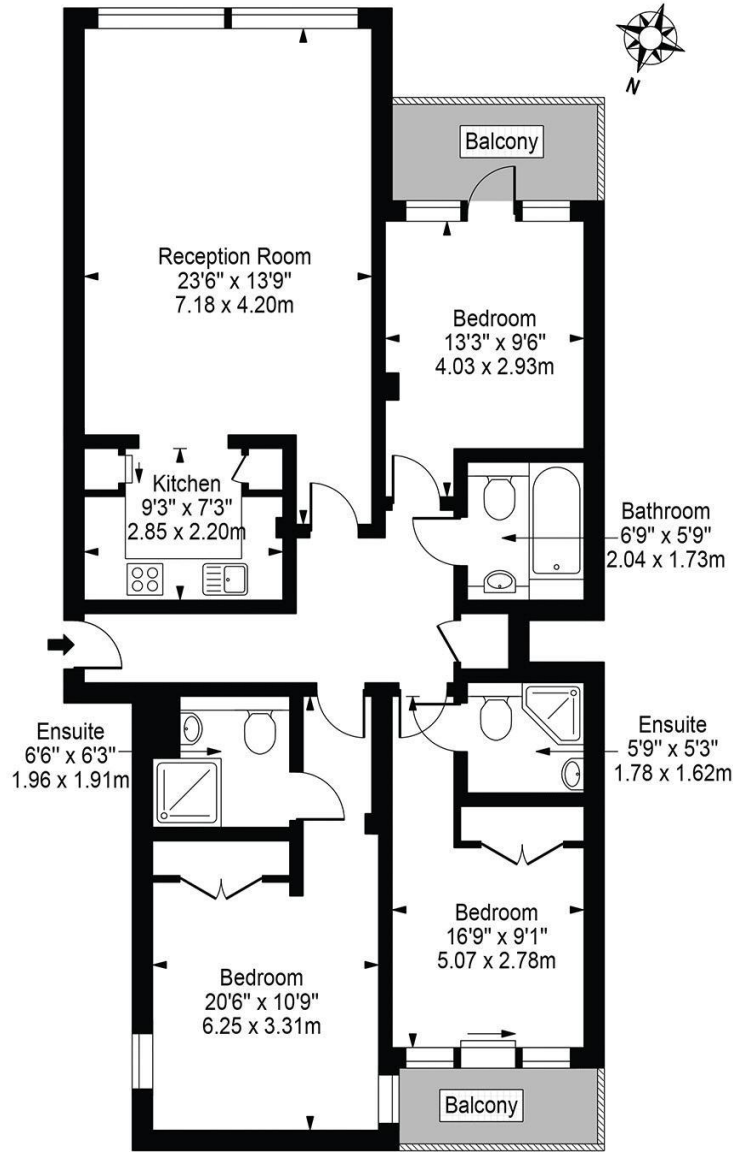
The block is conveniently located between Bloomsbury and Kings Cross, with easy access to Gray's Inn Road & Kings Cross / St Pancras stations, and is a 2-3 minute walk from St George's Gardens!

Tenure: Leasehold with over 980 years remaining.
Purchasing a share of the freehold is optional.
Service Charge: £3,000 per annum (approx.)





Cubitt Street, WC1X 0LQ
 Approx. Gross Internal Area 1036 Sq Ft - 96.26 Sq M



Second Floor
 For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.



bps
london

Sales | Lettings | Management | Developments

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C	79	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC

0207 831 1191

www.bps.london

info@bps.london

98 Gray's inn Road, London WC1X 8AJ

All rooms have been measured with electronic laser and are approximate measurements only. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. BPS London for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.