



## Flat 1, Cubitt Street, Kings Cross, London, WC1X 0LS

Welcome to this charming house located on Cubitt Street in the heart of King's Cross, Camden, Bloomsbury, WC1. This property boasts a delightful combination of three large double bedrooms with two bathrooms, one en-suite, an open-plan reception room, fitted with premium fixtures, décor fittings, and high-end extensive range of appliance

As you step inside, you are greeted by a warm and inviting reception room, ideal for relaxing after a long day or hosting guests for a lovely evening. The layout of this house offers a seamless flow from the reception room to the well-appointed bedrooms, providing a sense of comfort and privacy.

The 3 bedrooms are spacious and bright, offering plenty of room for personalization and creating your own oasis of relaxation. With 2 bathrooms, mornings will be a breeze for the whole household, ensuring convenience and comfort for all.

Located in the vibrant area of King's Cross, Camden, Bloomsbury, WC1, this property benefits from a bustling neighbourhood with an array of amenities, including trendy cafes, restaurants, and shops, all

**£4,900 Per month**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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**IMPORTANT NOTICE**  
 Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our descriptions are likely to match any expectations you may have of the property. We have not tested any services, systems or appliances at this property. We strongly recommend that all the information we provide be verified by you on inspection, and by your Surveyor and Conveyancer.