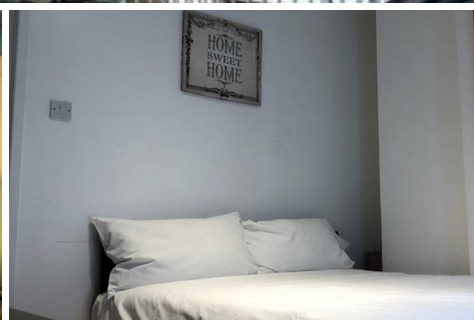
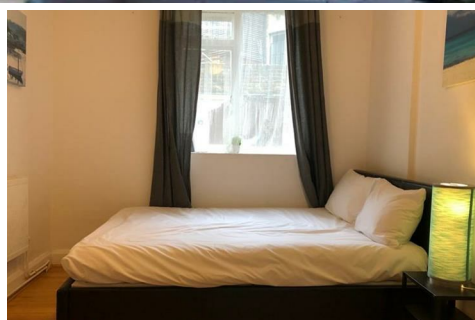




Flat 87, Derby Lodge Wicklow Street, London, WC1X 9LF

Carter & Reeves are proud to present this spacious 1 bedroom property in the heart of Kings Cross. This property is in a very convenient locations for working professionals, students, or a couple with great access to transport links across the entirety of London located right beside Kings Cross Station just off Kings Cross Road on Wicklow Street.

This property features modern fixtures and fittings and neutral décor throughout boasting spacious rooms with wooden flooring throughout and plenty of storage. This can be used as a 2 bedroom with no lounge as the Kitchen offers a good communal space. This property would be suitable students or professionals and couple also fit a couple.

The property is set in a very convenient locations for working professionals, students, or a couple with great access to transport links across the entirety of London. Being set in such a location is a privilege, giving you access to a variety of amenities as well as an extensive range of shops, bars, and restaurants around the area.

- Situated in the Heart of Kings Cross
- Spacious Double Rooms
- Modern Decor
- Modernised Kitchen and Appliances
- Just Off Kings Cross Road
- Variety Of Local Amenities
- Extensive Range of Different Shops

Asking price £440,000

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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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.