

Camley Street, Kings Cross, N1C

Asking Price: £1,100,000

Benham & Reeves

Camley Street, Kings Cross, N1C

2 Bedrooms 2 Bathrooms Leasehold

A stylish two bedroom apartment situated on the 4th floor of the highly desirable Onyx Apartments in Kings Cross.

This well presented apartment features a striking 20'1 reception room with contemporary fully fitted open plan kitchen and floor to ceiling double glazed sliding doors opening to the private terrace offering wonderful views over the Regent's Canal. There is a spacious principal double bedroom with full length fitted wardrobes and en suite shower, a further double bedroom and large guest bathroom.

Further benefits include a 24-hour concierge service, bike storage and access to the residents rooftop terrace.

The property is enviably located moments from Granary Square and the Coal Drops Yard shopping and dining districts, with over 50 shops and restaurants. The West End and bustling high streets of Islington and Camden are all within easy reach. There are also excellent transport links including St. Pancras International station and King's Cross station which offers access to the Northern, Piccadilly, Victoria, Metropolitan, Circle and Hammersmith and City lines.

Please note that this property is currently rented, photographs were taken prior to the current tenancy







Camley Street, Kings Cross, N1C








Property Features:

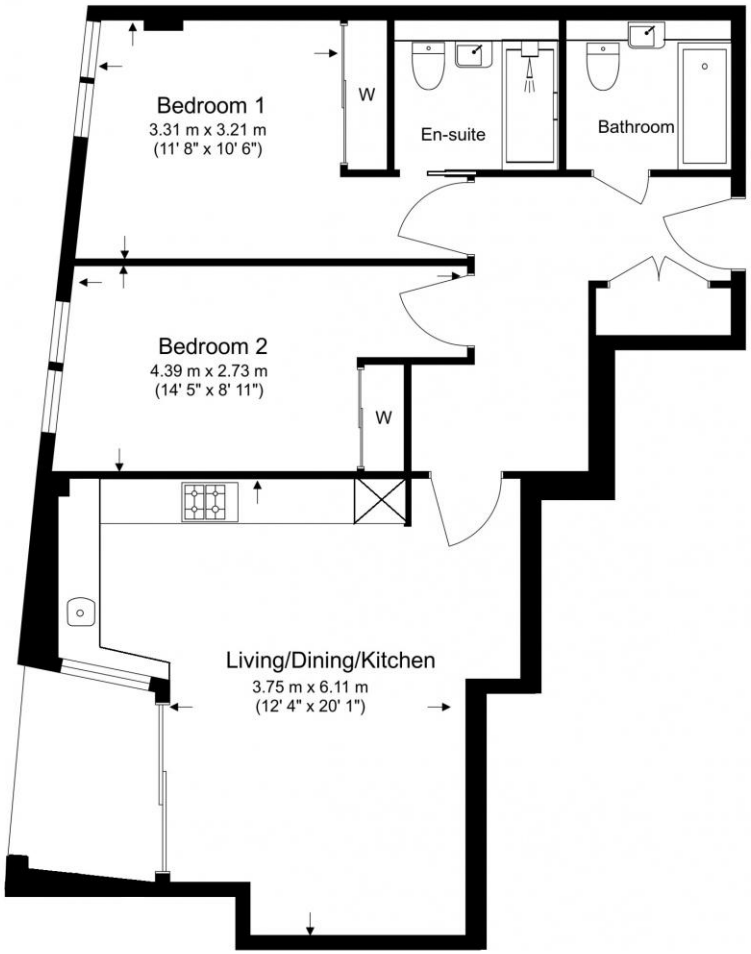
- Two Double Bedrooms
- En Suite Shower Room
- Bathroom
- Reception Room
- Fully Fitted Open Plan Kitchen
- Private Balcony
- Lift Access
- 24-hour concierge service
- Residents Roof Garden

Camley Street, Kings Cross, N1C

4th Floor

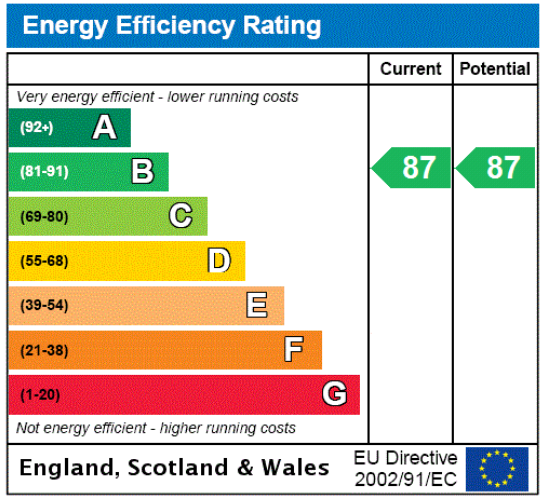
Total Gross Internal Area

77 Sq/m - 830 Sq/ft



Benham&Reeves

Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.



Camley Street, Kings Cross, N1C

Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

Asking Price:	£1,100,000
Tenure:	Leasehold Expires 17/12/3017 Approximately 991 Years Remaining
Ground Rent:	£750.00 (per annum) for the year 2026
Service Charge:	£7,462.80 (per annum) for the year 2026
Anticipated Rent:	£3,685.00 pcm Approx. 4.0% Yield

Viewings:

All viewings are by appointment only through our Dartmouth Park Office.

Our reference: DMP250136

T: 020 7319 9660
E: dartmouthpark@benhams.com
W: www.benhams.com

Disclaimer: These particulars are for guidance purposes only and do not form part of an offer or contract. Whilst care has been taken in their preparation, Benham and Reeves or the vendor shall not be held responsible for any inaccuracies. You should not rely on statements by Benham and Reeves Ltd in the particulars or by word of mouth or in writing as being factually accurate about the property, its condition or its value. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only. The photographs appearing in these particulars show only certain parts of the property at the time when the photographs were taken. It should not be assumed that the property has all or any of the necessary planning permission, building regulation consent approval or other required consents for it previous, present or future intended usage. Any intending purchasers must satisfy themselves by inspection or by taking appropriate professional advice. Benham and Reeves Ltd has not rested any of the equipment, fittings or facilities.

Benham and Reeves Limited. Registered In England No. 01633981
Registered Office: 28 Church Road, Stanmore, Middlesex HA7 4XR