

London WC1X

101 King's Cross Road, King's Cross WC1X 9LP

- **A Unique and Well Located Freehold Mid Terrace House**
- **Converted in line with the Designs of Renowned Architect Jonathan Woolf in 2011**
- **Boasting High Ceilings and plenty of Natural Light**
- **Benefitting from Panoramic Roof Terrace and access to Frederick Street Gardens**

Vacant Possession



Tenure

Freehold.

Location

The property is situated on the west side of King's Cross Road to the south of its junction with Frederick Street and within walking distance of both King's Cross and St Pancras Stations and Exmouth Market where an extensive range of public houses, bars and restaurants can be found. The Brunswick Centre and the leisure facilities of the West End are also readily accessible. London Underground Stations and both National and International Rail services run from King's Cross and St Pancras Stations, whilst numerous bus routes also serve the area.

Description

The property comprises a unique mid terrace house arranged over basement, ground and three upper floors. The building was formerly used for Arts exhibition events before being converted to residential use in 2011 and benefits from high ceilings and plenty of natural light. There is a roof terrace which offers panoramic views over Finsbury. The property further benefits from access to the nearby Frederick Street Garden.

Accommodation

Basement – Dining Room/Kitchen extending into the under-pavement vaults and benefitting from natural light through floor slits from the floor above

Ground Floor – Reception Room

First Floor – Shower Room with WC and wash basin, Landing Area/ Pantry

Second Floor – Bedroom/Office

Third Floor – Bedroom with access to Roof Terrace

To View

The property will be open for viewing every Tuesday and Saturday before the Auction between 4.15 – 4.45 p.m. These are open viewing times with no need to register. (Ref: UD).

Seller's Solicitor

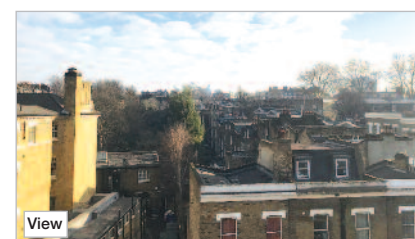
Messrs Setford Solicitors (Ref: Mr A Jones).

Tel: 0845 450 6135.

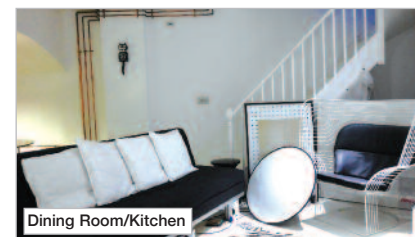
Email: ajones@setfords.co.uk



Bedroom/Office



View



Dining Room/Kitchen

VACANT - Freehold House

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda.

To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit www.alltop.co.uk.

BUYER'S FEE: The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £1,000 (including VAT) upon exchange of sale memoranda.