



## 4 Hand Axe Yard, Gray's Inn Road, London, WC1X 8QR

**£650 Per Week**

A 1 bedroom apartment for rent within this superb development 'HAND AXE YARD' located in London's most sought after area Kings Cross WC1.

Third floor, large & bright open plan living room, oak veneer wooden flooring, access to a good size balcony, luxury fitted kitchen, beautiful bathroom suite and fitted bedroom.

St Pancras Place could not be better situated, being only a short walk to St Pancras train station, Euro Star International station & Kings Cross tube station also a short walk away, so to are a host of local shops, cafes, bars and supermarkets very close by.

On site concierge & residents gym.

Comes furnished.

PROPERTY AVAILABLE FROM 22.07.2026

- KINGS CROSS WC1
- AVAILABLE FROM 22.07.2026
- OPPOSITE ST PANCRAS STATION
- COMES FURNISHED
- CONCIERGE
- GOOD SIZE BALCONY
- 1 BEDROOM APARTMENT
- 3RD FLOOR
- GYM

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HAND AXE YARD



BEDROOM



RECEPTION ROOM



RECEPTION ROOM



KITCHEN



RECEPTION ROOM

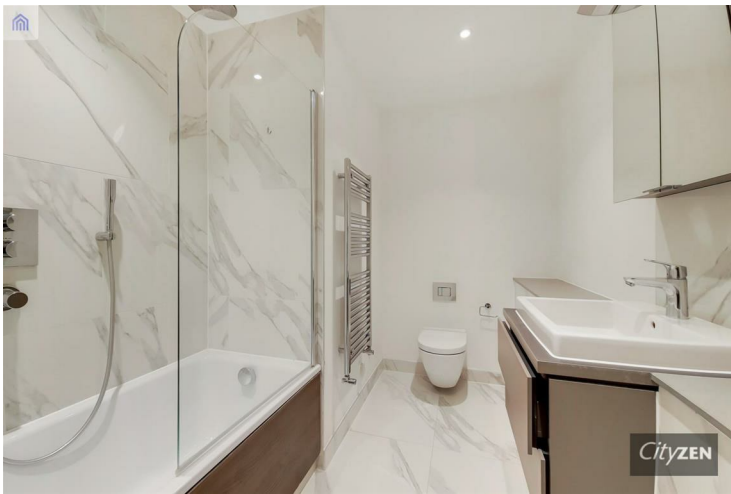
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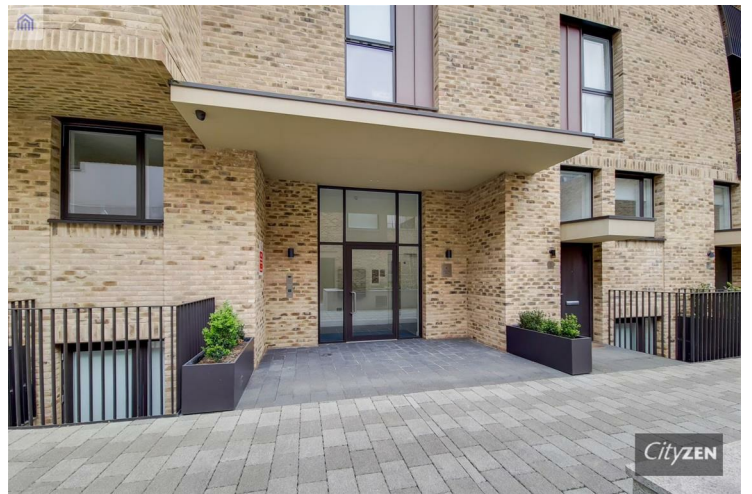
BEDROOM



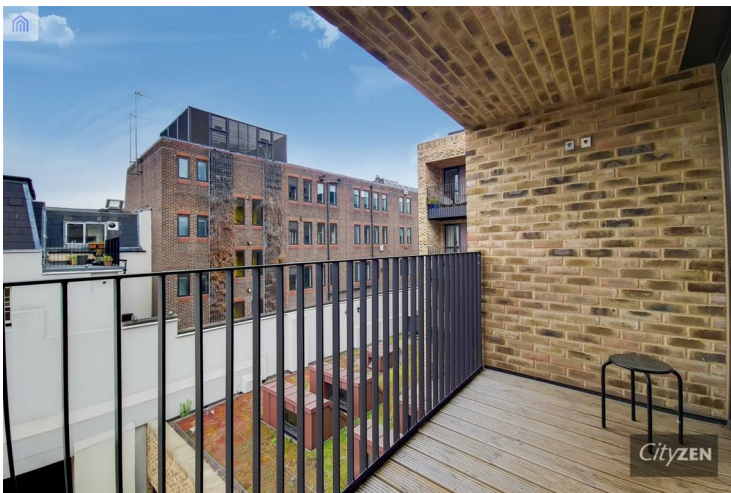
VIEW FROM TERRACE



BATHROOM



BUILDING ENTRANCE



TERRACE

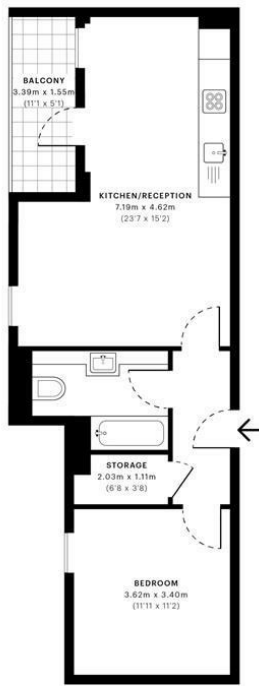


HAND AXE YARD

## 4 Hand Axe Yard, Gray's Inn Road, London, WC1X 8QR



GATED ENTRANCE OFF GRAYS INN RD



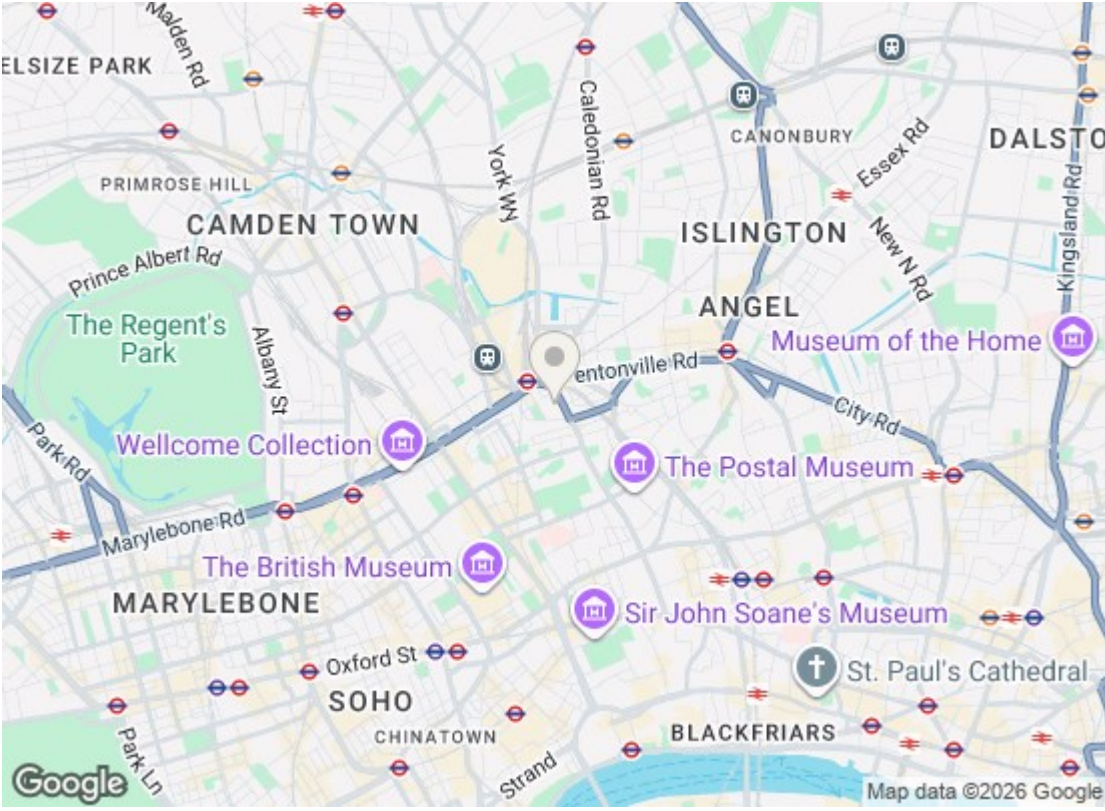
- Third Floor

GROSS INTERNAL AREA (GIA) The footprint of the property 52.88 sqm / 569.20 sqft	NET INTERNAL AREA (NIA) Excludes walls and external features Includes maximum restricted head height 51.32 sqm / 552.40 sqft	EXTERNAL STRUCTURAL FEATURES Balconies, terraces, verandas etc. 5.11 sqm / 55.00 sqft	RESTRICTED HEAD HEIGHT Limited use area under 1.5m 0.00 sqm / 0.00 sqft
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Spec: Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 2B Residential: 58.45 sqm / 629.15 sqft  
IPMS 2B Commercial: 57.21 sqm / 615.80 sqft  
IPMS ID: 60620089fda4be0dccc2b0b6



**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>84</b>	<b>84</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		

**England & Wales** 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>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

**England & Wales** EU Directive 2002/91/EC

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.