



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

£830 Per Week

A 2 double bedroom 2 bathroom first floor apartment for rent within this popular development 'ST PANCRAS PLACE' located in London's most sought after area Kings Cross WC1.

Large & bright open plan living room, oak veneer wooden flooring, access to terrace, luxury fitted kitchen, beautiful bathroom suite & shower room and two double bedrooms.

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, comes furnished & residents gym.

PROPERTY AVAILABLE FROM 01.07.2024

- 1ST FLOOR APARTMENT
- AVAILABLE FROM 01.07.2024
- 2 DOUBLE BEDROOMS
- FURNISHED
- CONCIERGE
- GYM
- OPPOSITE ST PANCRAS STATION
- TERRACE
- 2 LUXURY BATHROOMS

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KINGS CROSS STATION



KINGS CROSS



KINGS CROSS UNDERGROUND



HAND AXE YARD



KINGS CROSS EUROSTAR



HAND AXE YARD

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RECEPTION ROOM



PRIVATE TERRACE



KITCHEN



KITCHEN/DINING AREA



BEDROOM



RECEPTION ROOM

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BEDROOM



GATED ENTRANCE FROM GRAYS INN RD



BEDROOM



BATHROOM



HAND AXE YARD

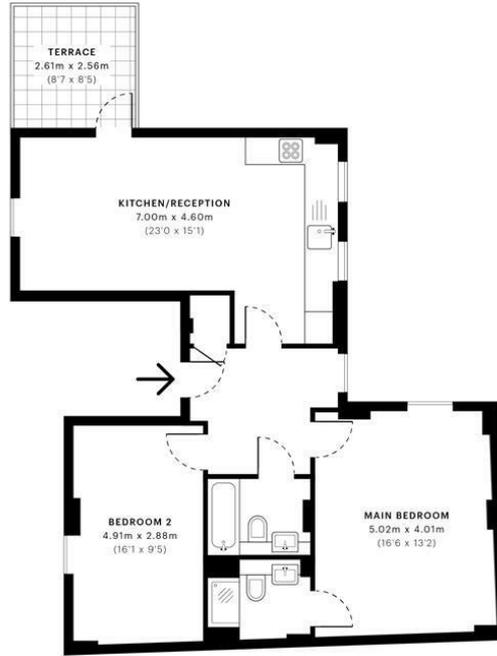


SHOWER ROOM

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ENTRANCE



- Second Floor

GROSS INTERNAL AREA (GIA)
The footprint of the property
79.33 sqm / 853.90 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes measurements restricted head height
75.69 sqm / 814.72 sqft

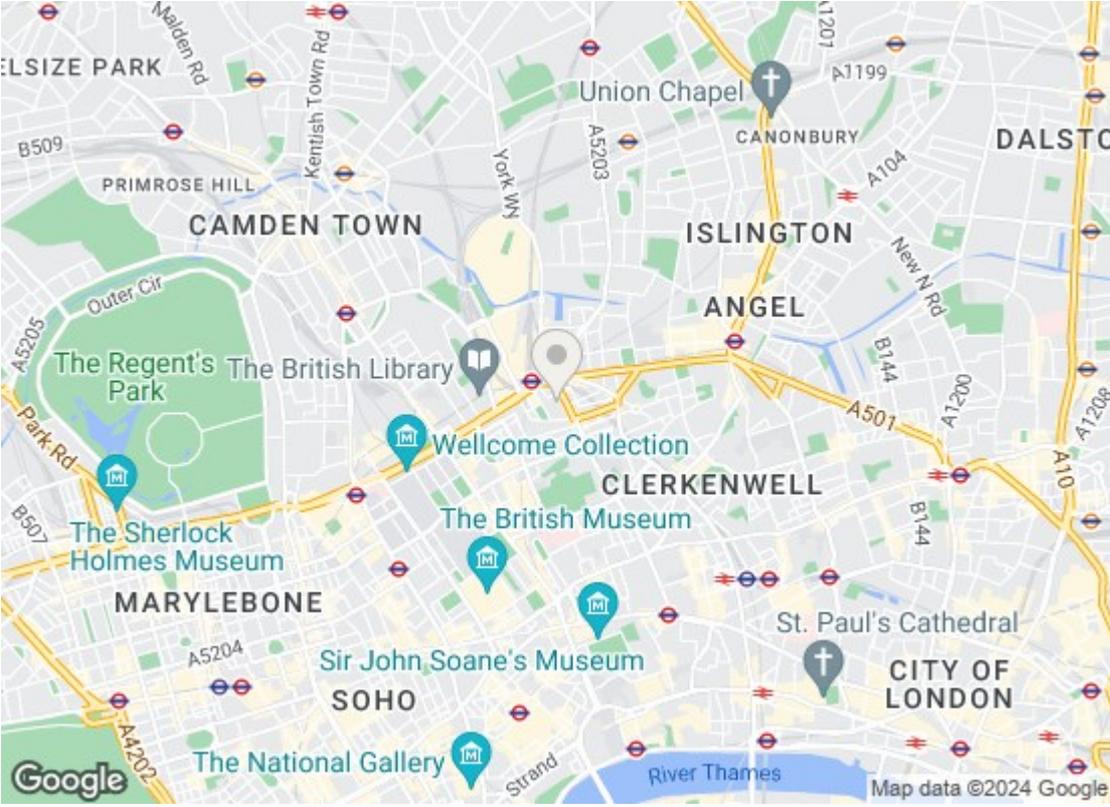
EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
6.68 sqm / 71.90 sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.5m
0.00 sqm / 0.00 sqft

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.

RICS Certified Property Measurer

RICS ID: 5f6e0ba272f00e0da2b4e256



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	85
(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 (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A	93	93
(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

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.