



## Cynthia Street, London, N1 9FU

**£710 Per Week**

A fifth floor one bedroom apartment for rent located within this sought after luxury development.

The development is located 0.6KM (under 10 mins walk) from Kings Cross station and 0.5KM (under 10 mins walk) from Angel Station

Residents can enjoy a swimming pool, gymnasium or catch a movie in the state of the art residents cinema. 24 hour concierge looks after the residents needs as well as the security of the building.

The apartment is set over 549 square feet and comprises a spacious living area with luxury fitted kitchen, double bedroom, both rooms have access to a balcony and there is a spacious luxury shower room.

Comes furnished.

PROPERTY AVAILABLE FROM 31.03.2026

- 1 BEDROOM APARTMENT
- 5th FLOOR
- RESIDENTS POOL & GYM
- CONCIERGE
- AVAILABLE FROM 31.03.2026
- 549 SQUARE FOOT
- CINEMA
- KINGS CROSS QUARTER
- 0.5KM TO ANGEL
- 0.6 KM TO KINGS CROSS



RESIDENTS SWIMMING POOL



RESIDENTS CINEMA

ANGEL STATION

KINGS CROSS STATION

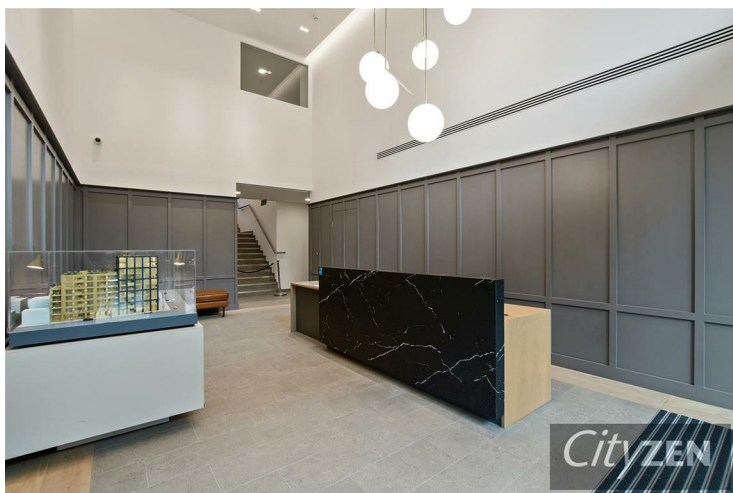
EUROSTAR



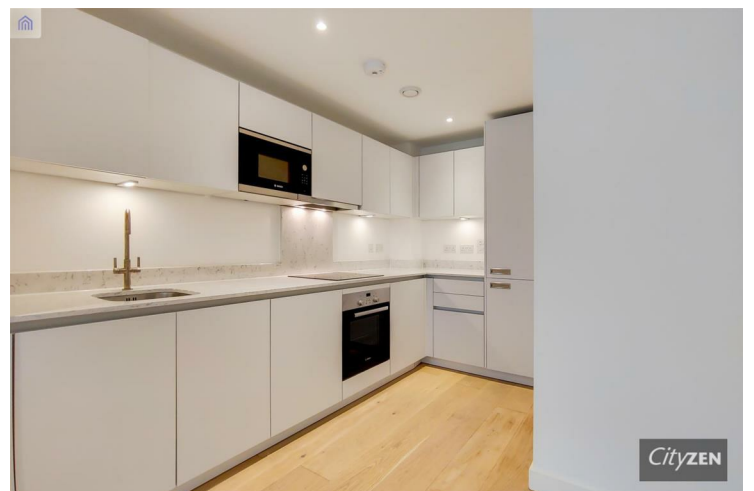
RESIDENTS GYM



RECEPTION ROOM



CONCIERGE



KITCHEN



## Cynthia Street, London, N1 9FU



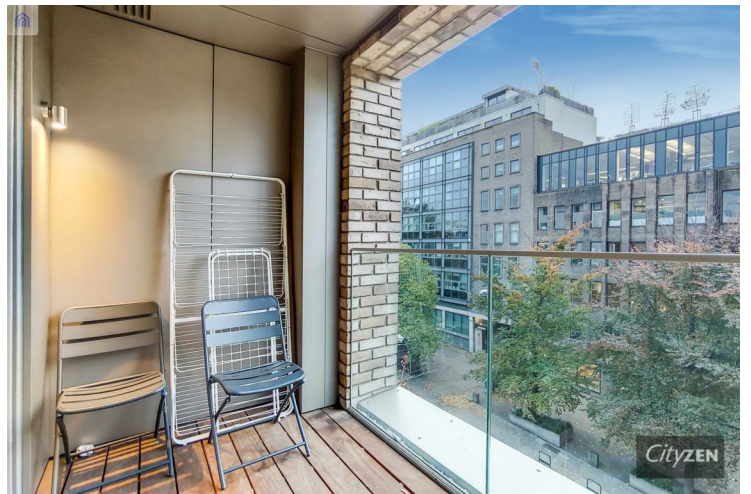
BEDROOM



BATHROOM



RECEPTION ROOM



BALCONY



BEDROOM



VIEW FROM BALCONY



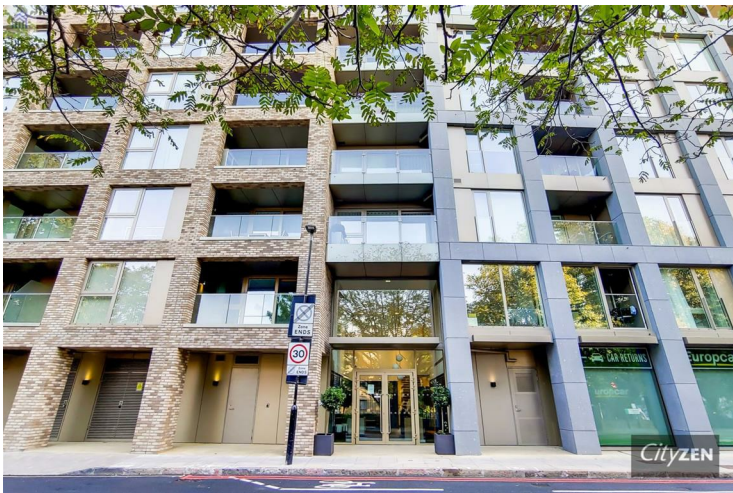
## Cynthia Street, London, N1 9FU



KINGS CROSS QUARTER



KINGS CROSS QUARTER



KINGS CROSS QUARTER

JEFFERSON COURT

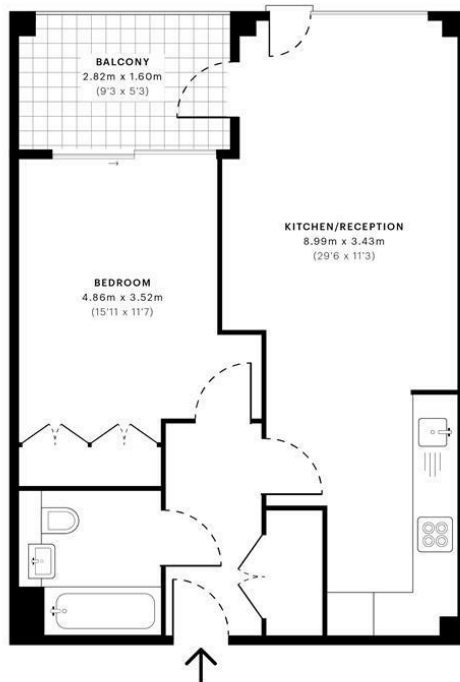


KINGS CROSS QUARTER



BEDROOM





— Fourth Floor

GROSS INTERNAL AREA (GIA)  
The floorplan of the property  
50.68 sqm / 545.51 sqft

NET INTERNAL AREA (NIA)  
Excludes walls and external features  
Includes parking spaces, restricted head height  
48.85 sqm / 525.82 sqft

EXTERNAL STRUCTURAL FEATURES  
Balconies, terraces, verandas, etc.  
4.39 sqm / 47.25 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.

AREA OF RESIDENTIAL: 55.38 sqm / 598.11 sqft  
AREA OF RESIDENTIAL: 53.77 sqm / 578.78 sqft  
SPEC ID: 5f8de17c14d5a4b2722cab

## 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 &amp; Wales

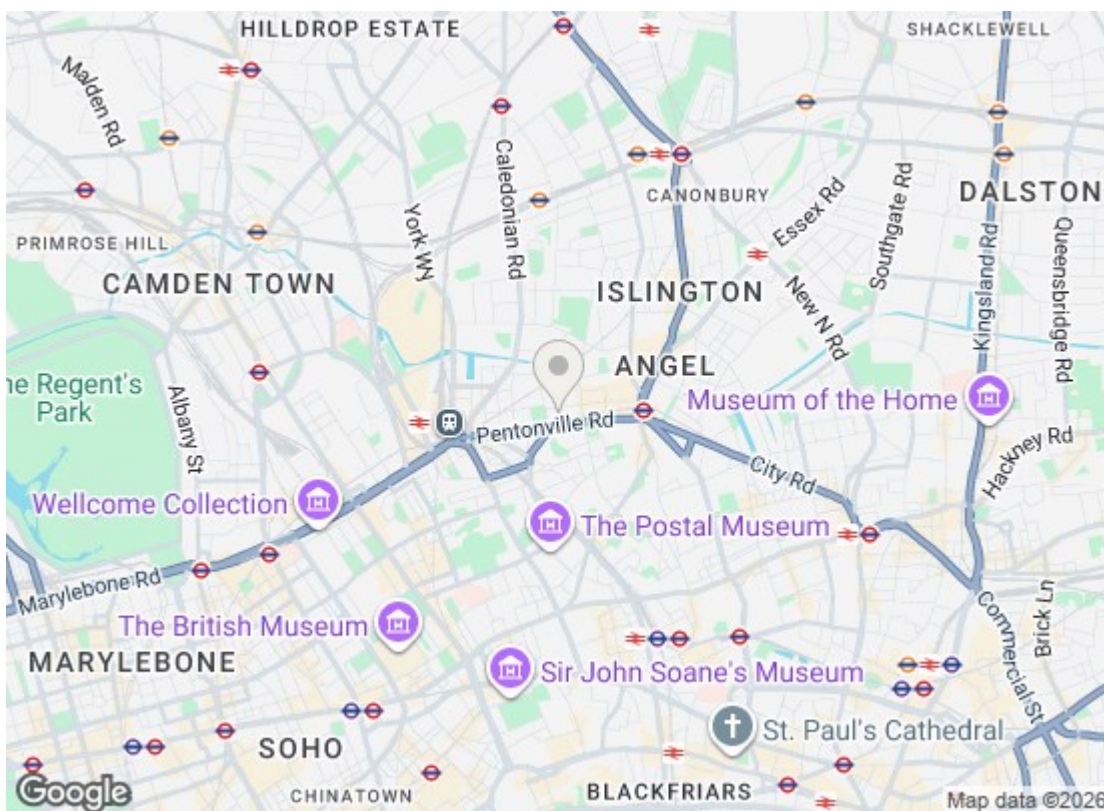
EU Directive 2002/91/EC

Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

## England &amp; 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.