

180A York Way, London, N1 0FP
£7,615 Per month
EPC Rating: Council Tax Band: D



Nestled in the vibrant area of York Way, London N1, this stunning flat offers a modern living experience in a prime location. Spanning an impressive 1,209 square feet, this property is designed to provide both comfort and style. Built in 2023, it boasts contemporary finishes and a spacious layout that is perfect for families or professionals seeking a stylish urban retreat.

The flat features three well-appointed bedrooms, two of which come with their own luxurious ensembles, ensuring privacy and convenience for all occupants. In addition to the ensembles, there is a separate bathroom, making it ideal for busy mornings or hosting guests. The generous reception room serves as a welcoming space for relaxation and entertainment, further enhancing the flat's appeal.

With its modern design and ample space, this property is a rare find in the heart of London. Whether you are looking to buy or rent, this flat offers a perfect blend of comfort, convenience, and contemporary living. Don't miss the opportunity to make this exceptional property your new home.



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3 BED

AUTHOR BUILDING
APARTMENT 1008
FLOOR 10

AUTHOR
KING'S CROSS



NIA	112.2 sq m	1,208.5 sq ft
LIVING/KITCHEN	5.44 x 6.29	17'10" x 20'8"
BEDROOM 1	3.22 x 5.66	10'7" x 18'7"
BEDROOM 2	3.41 x 5.66	11'2" x 18'7"
BEDROOM 3	4.37 x 3.39	14'4" x 11'1"
BALCONY	2.65 x 2.65	8'8" x 8'8"

W WARDROBE ST STORAGE FF FRIDGE FREEZER
Floorplans are for approximate measurements only. Dimensions are
indicative of the maximum length and width. Furniture shown is included.



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