

**Havelock Street, Kings Cross  
2 Bedroom Flat**

**Price: £590,000**



- ✓ Two/Three double bedrooms
- ✓ Spacious bathroom
- ✓ Chain free

- ✓ Open plan kitchen living room
- ✓ Walking distance to Kings cross station
- ✓ Video Tour Available

## Havelock Street, Kings Cross

Bryan Estates are pleased to present a well appointed 3rd floor flat within a sought after modern Guinness Trust development comprising 2/3 double bedrooms open plan reception room/kitchen, bathroom/wc and a private balcony.

Situated in a popular location close to all amenities and well served by public transport.

The flat is double glazed throughout with easy to clean tilt and turn windows, gas central heating and entry-phone system.

Offered chain free the flat is an excellent buy to let opportunity as well as an ideal first time purchase.

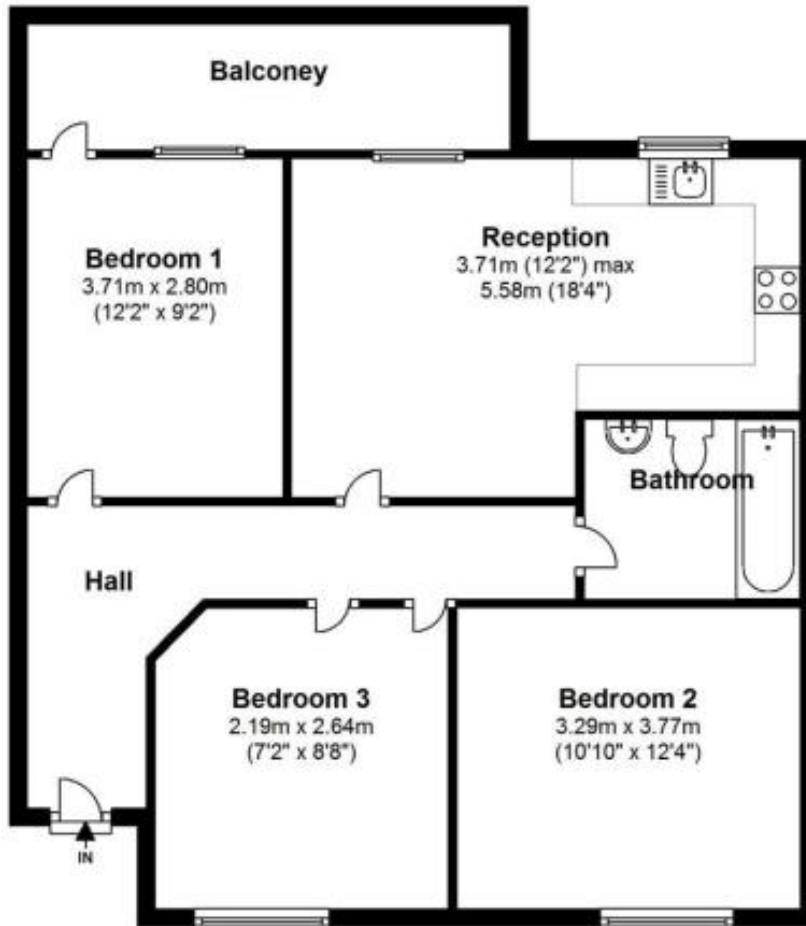


Particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. Services, fittings and equipment referred to within the sales particulars have not been tested and no warranties can be given and prospective buyers must make their own enquiries regarding such matters.

Measurements are approximate and are for a guide only (room measurements are taken and to be to the nearest 3"), we would therefore advise prospective purchasers to check any measurements that are of particular importance to them. Some statements are inevitably 'subjective' and are therefore the view of the author at the time the information was prepared. If any items are important to you, please check with the office first, especially if you are travelling some distance to view.

**Third Floor**

Approx. 72.2 sq. metres (777.5 sq. feet)



Total area: approx. 72.2 sq. metres (777.5 sq. feet)

For illustrative purposes only - Not to scale.  
 Plan produced using The Mobile Agent.

**Energy Performance Rating**

**Energy Efficiency Rating**

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		<b>81   B</b>
69-80	<b>C</b>	<b>77   C</b>	
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		