



Hand Axe Yard, London, WC1X 8BD

**£1,800,000**

EPC **B**





A brand new three bedroom townhouse in the recently completed Hand Axe Yard development in St Pancras Place. Complete with a large open plan reception/kitchen benefitting from floor to ceiling windows opening onto a private patio area. The master bedroom has a modern en-suite shower room with inbuilt TV and speaker. With two further double bedrooms, family bathroom, additional WC, plus three terraces and a garden providing plenty of space to relax.

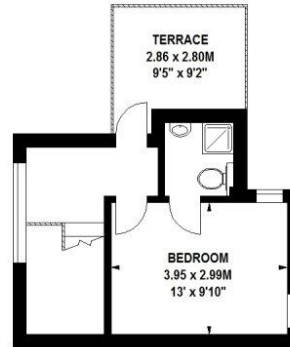


Residents also benefit from a daytime concierge service, CCTV security, communal front yard and an on-site residential gym. Wooden flooring downstairs and comfortable carpet throughout the rest of the property with underfloor heating and air ventilation system. Residents have easy access to several local amenities that include bars, restaurants and cafés. The development is located within 5 minutes walk from King's Cross St. Pancras Station which offers Underground, National Rail and Eurostar services.

- Minutes Away from King's Cross
- Newly Built Townhouse
- On-Site Concierge and Gym
- Underfloor Heating

## Hand Axe Yard, WC1

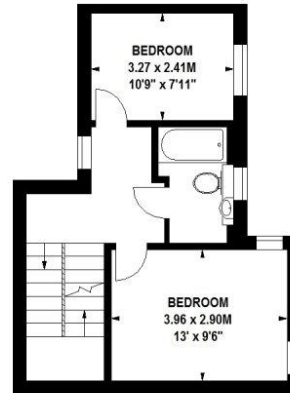
Approximate Gross Internal Area 99 sq m / 1066 sq ft



**First Floor**



**Lower Ground Floor**



**Ground Floor**

Floor Plan produced for HLP International by Mays Floorplans © . Tel 020 3397 4594

Illustration for identification purposes only, not to scale

All measurements are maximum, and include wardrobes and window bays where applicable



Viewing arrangement by appointment 0203 911 3663

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