


## Flat 24, Kinross House, Bemerton Estate

£4,200PCM (Deposit: £5,815)

 4  1  1



Rules on letting this property

### Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

### Energy efficiency rating for this property

This property's current energy rating is D. It has the potential to be C.

[See how to improve this property's energy performance.](#)

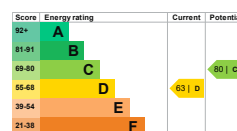
The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60



Tax Band: D Furnished:  
 Not specified

- Newly refurbished 4 bed apartment arranged over two floors
- Reception with access to its own balcony
- Four spacious double bedrooms
- Large double glazed windows and new laminate floors
- Good access to the popular, dynamic and culturally diverse area of King's Cross
- Within minutes' walk away from King's Cross
- Brand new separate modern kitchen with brand new appliances
- Brand new bathroom and separate WC
- Close to Central Saint Martins, London Metropolitan, City University and UCL
- Within easy reach of all the shops, bars and restaurants of Angel's Upper Street

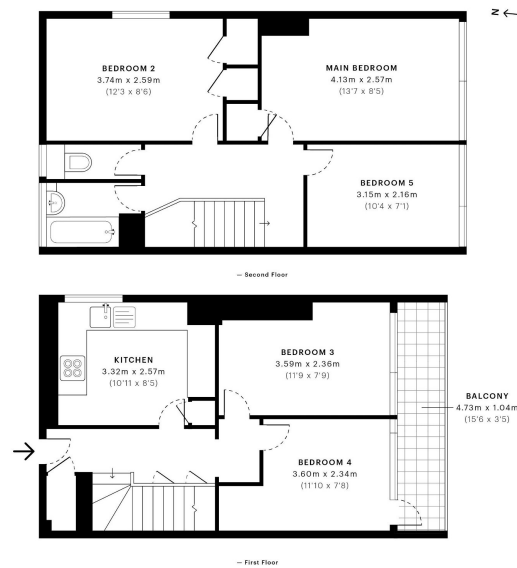


**Kinross House, N1**

OFFERED DATE: 01/09/2020 LASTED FOR: 49,021/916

GROSS INTERNAL AREA

75.44 sqm / 812.03 sqft



Specified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plans 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.

www.kinrosshouse.com 70.76 sqm / 759.24 sqft  
 www.kinrosshouse.com 73.40 sqm / 792.07 sqft  
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A newly refurbished 4 bed apartment arranged over the top 2 floors (2nd and 3rd) of a low rise purpose built block. Flooded with natural light it is within minutes' walk away from King's Cross and all its great local amenities. The property is arranged over two floors and comprises a reception which can be used as a bedroom with access to its own south balcony, brand new separate modern kitchen with brand new appliances, four good sized double bedrooms, brand

new bathroom and separate WC. The property features large double glazed windows, new laminate floors throughout and smart neutral décor.

The property is also close to all the local and ever so popular universities of Central Saint Martins College of Arts and Design, London Metropolitan, City University, so as and UCL. Bingfield Street is sandwiched in between Caledonian Road and Kings Cross.