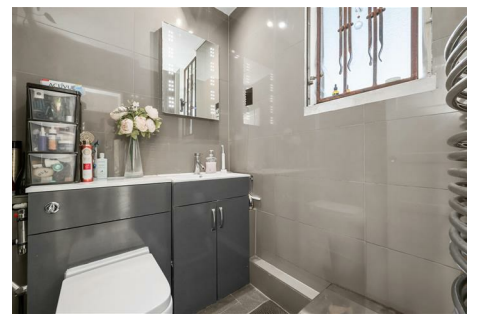


PARKER JAMES

ESTATES

Established since 1995



## Bevin Court

Cruikshank Street London WC1X 9HE

- Available immediately
- Seventh floor
- Grade II listed
- One double bedroom
- Angel station within walking distance
- Fully furnished
- Lift
- Secure and well maintained building
- Stunning views of the capital
- King's Cross ten minutes away

£2,000 Per Month

# Bevin Court

Cruikshank Street London WC1X 9HE



Available immediately on a fully furnished basis is this very well presented seventh floor flat with lift which forms part of Grade II listed Bevin Court one of Islington's Modernist architectural gems.

The 44 sqm property briefly comprises an entrance hall, a reception room which enjoys stunning views over the capital, fitted kitchen with appliances including a dishwasher, one double bedroom and a fully tiled shower room.

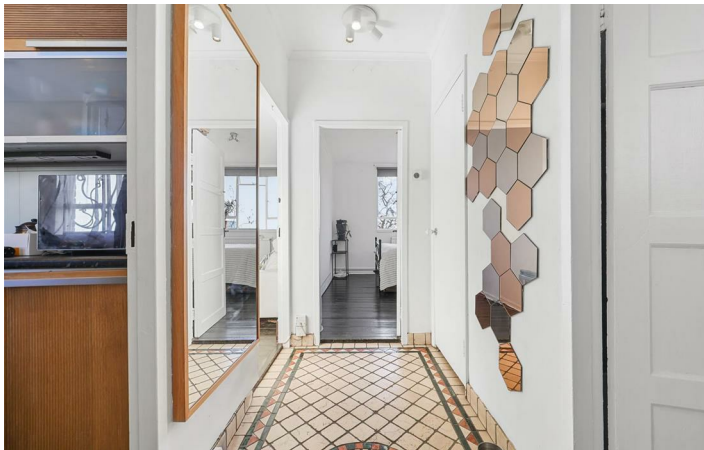
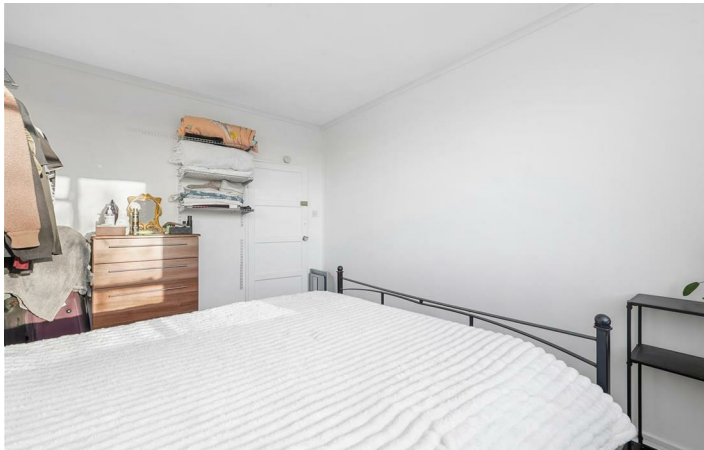
Bevin Court is a secure and well maintained building with its entrance on Cruikshank Street a quiet residential street just off Claremont Square and within walking distance of Angel (Northern line) station, local shops including a Tesco Express on Pentoville Road and a good choice of restaurants and bars in Angel. A ten minute walk from Cruikshank Street is King's Cross with its superb overground and underground transport connections including St Pancras International, Kings Cross and Euston stations.

The Kings Cross and wider Bloomsbury area has over the past decade seen, and continues to see, vast regeneration changing it from not just being widely regarded as an excellent transport hub but now also as a vibrant destination in which to live sought after by young professionals and those studying in the capital with its many cultural venues, popular bars and restaurants, the world renowned British Library and the pleasant walks that can be taken along the Regents Canal.



[Directions](#)





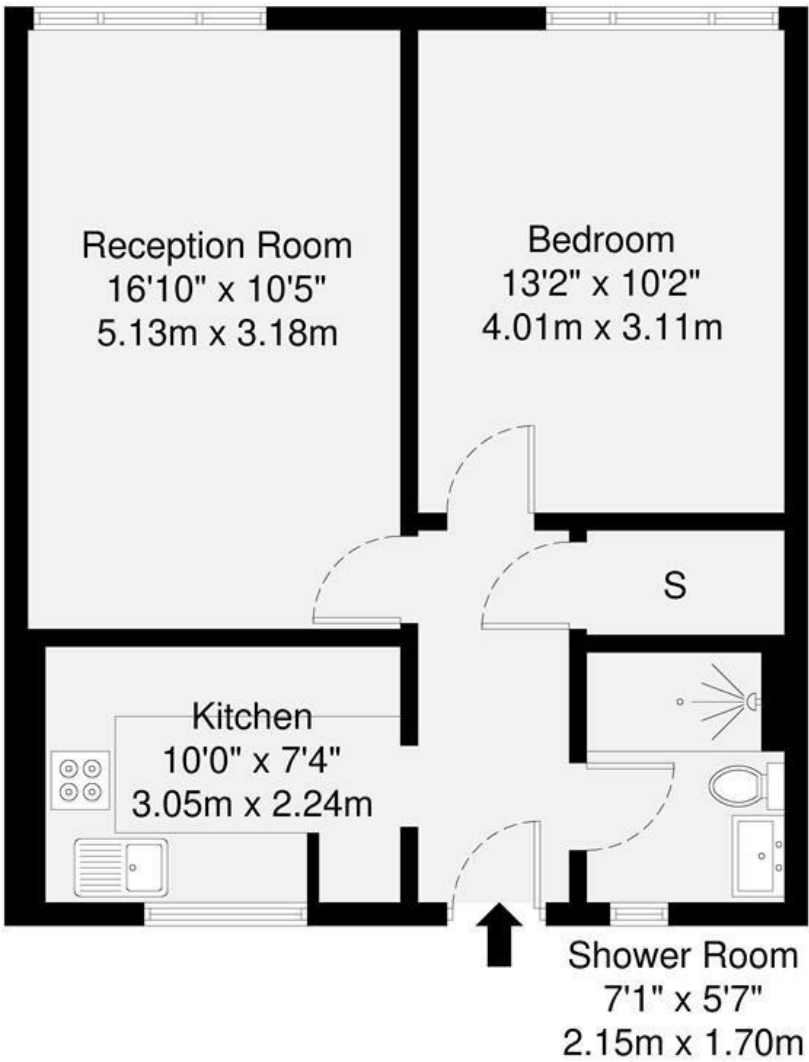


Floor Plan



Bevin Court, WC1X

GROSS INTERNAL AREA  
48.4 sq m / 520 sq ft



Seventh Floor

GROSS INTERNAL AREA (GIA) The footprint of the property 48.4 sq m / 520 sq ft	TOTAL STORAGE SPACE Storage and wardrobe total area 1.5 sq m / 16 sq ft	EXTERNAL FEATURES Garden, Balcony, Terrace, Verandah etc. 0.0 sq m / 0.0 sq ft	RESTRICTED HEAD HEIGHT Limited use areas under 1.5m 0.0 sq m / 0.0 sq ft
---	---	--	--

Disclaimer : Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floorplan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

Maison  
VUE

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

