

# Frank Harris & Co.



## Battlebridge Court, N1

£600,000

Offered to the market is this well-presented one-bedroom apartment, situated on the third floor of the sought-after waterside development, Battlebridge Court.

The property benefits from wooden flooring throughout and comprises a spacious double bedroom, a bathroom, a separate kitchen, and a living room. A private balcony provides attractive views overlooking the canal.



Battlebridge Court is situated on Wharfdale Road, approximately one-third of a mile from both King's Cross and St Pancras stations. A variety of local bars, restaurants, and cafés are within easy reach on Caledonian Road and Pancras Square.

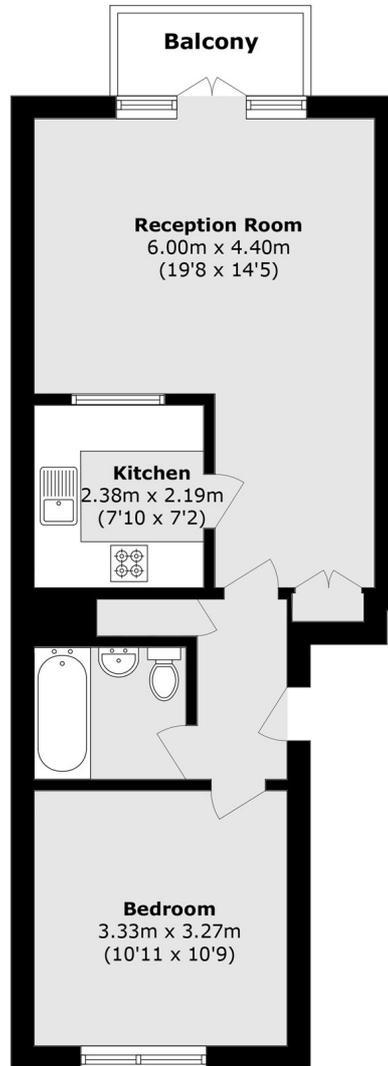
- Waterside Development • Balcony (With Canal Views) • Third floor •
- Excellent Transport Links • Centrally Located • Wooden Flooring •







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Total area (approx.): 46.9 sq. m (504.8 sq. ft)

Balcony (approx.): 2.5 sq. m (26.9 sq. ft)

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Energy Rating: . We aim to make our particulars both accurate and reliable. However they are not guaranteed; nor do they form part of an offer or contract. If you require clarification on any points then please contact us, especially if you're traveling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.

