

## Plimsoll Building, Kings Cross, London, N1C

**Asking Price £3,800,000**

 3  3  1  B

Experience luxury living at its finest with this interior-designed duplex penthouse in the iconic Plimsoll Building, at the heart of the dynamic King's Cross.

Offering approximately 1,700 square feet of beautifully crafted internal space, the highlight of this residence is the expansive 2,000-square-foot private rooftop terrace. Elegantly designed with a serene water feature, lush greenery, and cosy seating areas, this outdoor sanctuary is perfect for entertaining or relaxing in style.

The spacious open-plan reception room and kitchen flow seamlessly onto the rooftop terrace, creating an effortless blend of indoor and outdoor living. Designed by Burbeck Interiors, the apartment features high-end furnishings and meticulous attention to detail, resulting in a home that exudes both luxury and aesthetic perfection.

Located adjacent to the tranquil Gasholder Park, residents of The Plimsoll Building enjoy an array of exclusive amenities, including a state-of-the-art fitness suite, private dining spaces, and a stunning rooftop winter garden that showcases breathtaking views of London, and a beautifully landscaped communal garden filled with majestic trees, shrubs, and fragrant herbs.

A dedicated concierge team ensures all your needs are met, while underground parking and bicycle storage provide added convenience.

King's Cross has become a vibrant hub for the sophisticated city dweller, offering an eclectic mix of culture, dining, and shopping. With world-class connectivity and the renowned Coal Drops Yard and Granary Square just moments away, this is a home for those who seek the best of urban living.

Don't miss the chance to make this exceptional penthouse your own—schedule a viewing today and step into a new standard of luxury.



- Duplex three bedroom Penthouse
- Beautifully interior designed & furnished
- Residents fitness suite
- Secure underground parking space
- Service Charge: GBP 17,823 per annum
- 2000 sq ft landscaped private terrace
- 24 hour concierge service
- Residents roof top winter garden
- Ground Rent: GBP 750 per annum
- Tenure: 240 years remaining

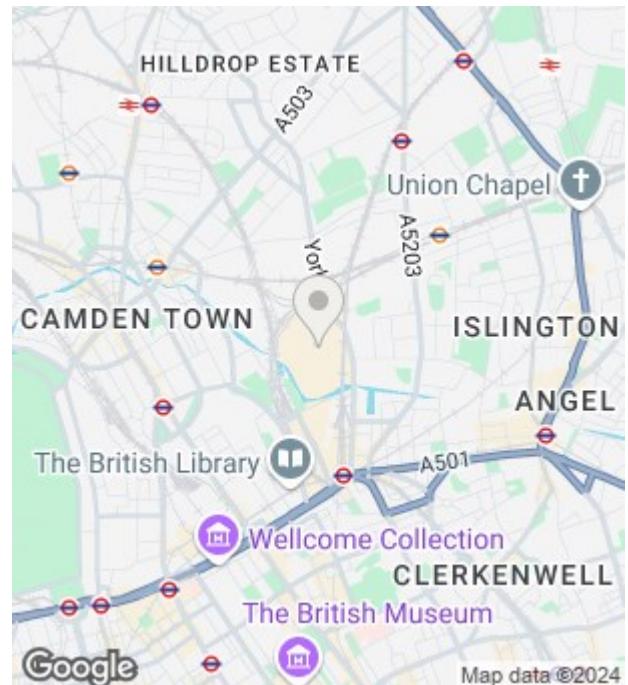


### Plimsoll Building, N1

Approximate Area = 1711 sq ft / 159.0 sq m  
Including Limited Use Area (10 sq ft / 0.9 sq m)  
Approximate External Area = 2026 sq ft / 188.2 sq m



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1081468)



### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B	83	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>		
EU Directive 2002/91/EC		

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>		
EU Directive 2002/91/EC		