

020 3965 7777

office@altoresidential.co.uk

altoresidential.co.uk

ALTO
RESIDENTIAL



Capella Court, 1 Lewis Cubitt Park, London, N1C 4EJ

£2,800 Per month

- 24-Hour Concierge Service
- Brand New
- Communal Rooftop Terrace
- Comfort Cooling
- Private Balcony
- Residents' Lounge

A luxurious, brand-new one-bedroom apartment with a private balcony is now available in the prestigious Capella Building, combining contemporary comfort with refined style. The spacious living area features an open-plan kitchen fitted with premium integrated appliances, complemented by elegant tiled flooring. Floor-to-ceiling windows flood the space with natural light, while the generously sized bedroom includes built-in storage and an exquisite bathroom.

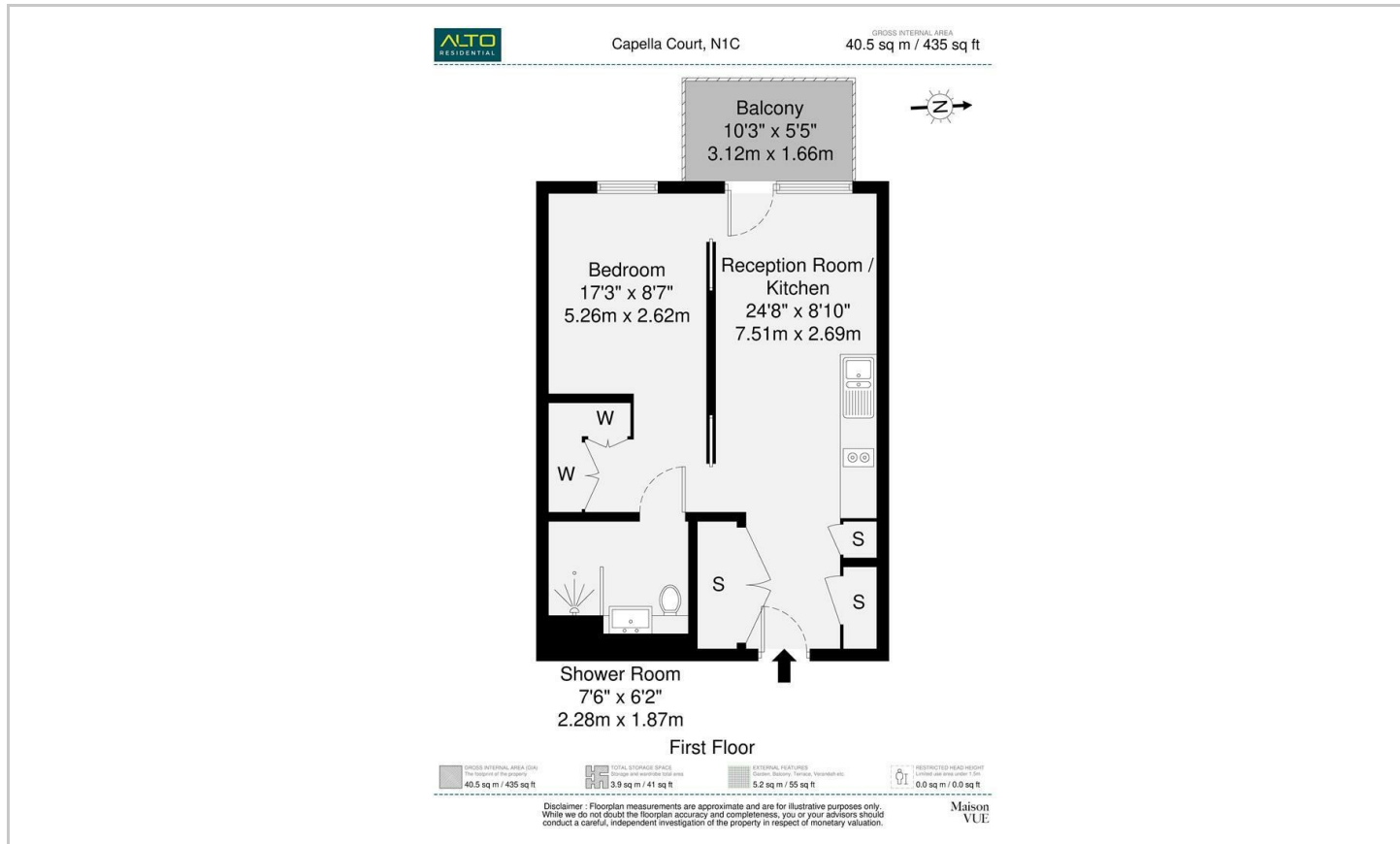
Located in the heart of King's Cross, the Capella Building is a stunning architectural achievement designed by Allies and Morrison, with beautifully crafted interiors by Johnson Naylor. This first-floor apartment is a seamless blend of modern design and timeless sophistication.

Upon entering, you'll find an open-plan living area that effortlessly unites the kitchen, dining, and lounge spaces. The bespoke kitchen, designed by Johnson Naylor, showcases sleek cabinetry and state-of-the-art appliances.

The bedroom provides a peaceful escape, featuring soft carpeting, generous storage options, and large windows that overlook the serene landscaped gardens.

Residents of the Capella Building benefit from exclusive premium amenities, including a 24-hour concierge, a residents lounge, a games room, and a cinema. Additionally, the building offers underground bike storage and a spacious communal rooftop terrace located on the 9th floor.

Situated in the dynamic neighborhood of King's Cross, this property places the best of food, culture, fashion, and design at your doorstep. With six tube lines and an international travel hub nearby, you're effortlessly connected to the rest of London and beyond.



| Energy Efficiency Rating | |
|---|-------------------------|
| | Potential |
| Very energy efficient - lower running costs (92 plus) A | 83 |
| (81-91) B | |
| (69-80) C | |
| (55-68) D | |
| (39-54) E | |
| (21-38) F | |
| (1-20) G | |
| Not energy efficient - higher running costs | |
| England & Wales | EU Directive 2002/91/EC |

| Environmental Impact (CO ₂) Rating | |
|---|-------------------------|
| | Potential |
| Very environmentally friendly - lower CO ₂ emissions (92 plus) A | |
| (81-91) B | |
| (69-80) C | |
| (55-68) D | |
| (39-54) E | |
| (21-38) F | |
| (1-20) G | |
| Not environmentally friendly - higher CO ₂ emissions | |
| England & Wales | EU Directive 2002/91/EC |

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.