

TO LET



samuel estates
Lettings & Sales

St Pancras Chambers, Euston Road, NW1

£3,200.00 PCM

 **1**

 **1**


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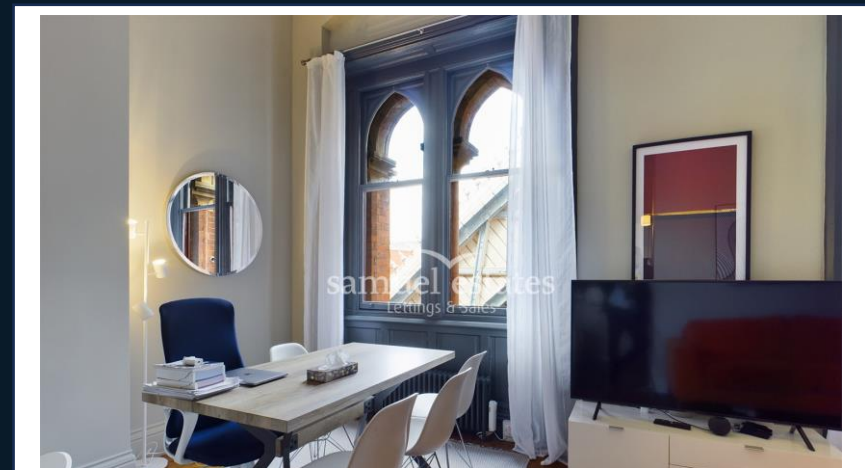
Property Description

A truly stunning and beautifully presented spacious one double bedroom apartment set within the unique and exquisite grade 1 listed St Pancras Chambers. The property comprises of a tastefully designed bright fully equipped open plan kitchen / living room with space for dining, a modern and stylish bathroom with shower over bath and a good sized double bedroom.

The bedroom and living room also have large decorative windows with views over St Pancras Station giving the property a unique charm. Added benefits include a 24 hour concierge, two elevators and stunning feature communal staircase and hallways.

Disclaimer

Samuel Estates their clients and any joint agents give notice that they are not authorised to make or give any representation or warranties in relation to the property. No responsibility is assumed for any statement that may be made in these lettings particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representation of fact. Any distances, measurements or areas are approximate. The text, photographs and floorplans are for guidance only and not comprehensive in any way. Samuel Estates have not tested any services, appliances or facilities and prospective tenants must satisfy themselves by inspection.



Material Information

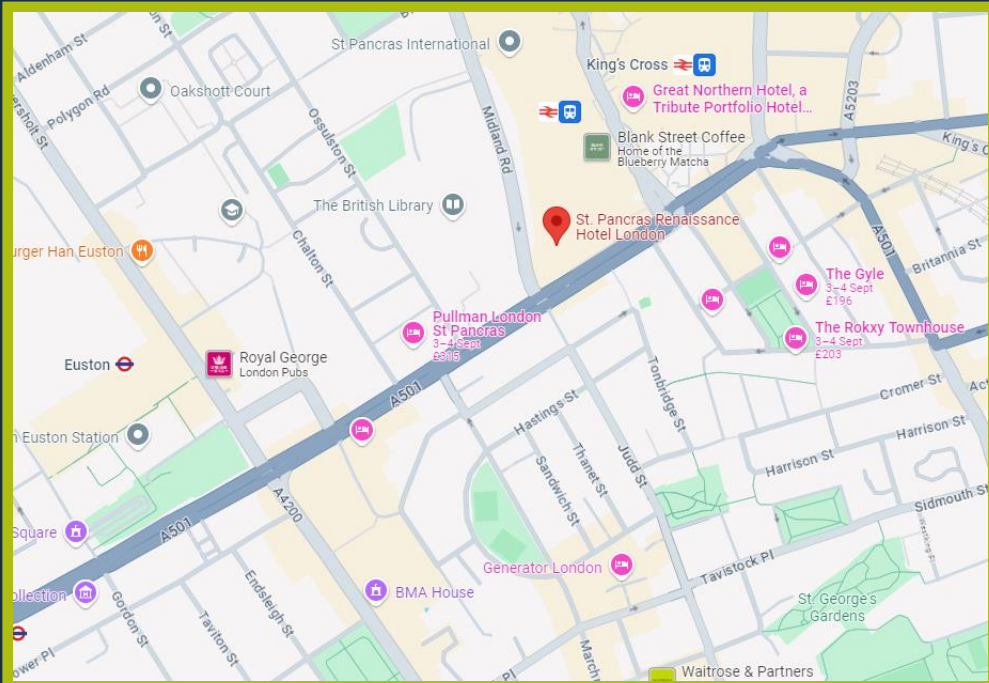
Date Available – 14/10/2024

Holding deposit amount – £738.46

Security Deposit amount (Five weeks rent) – £3,692.30

Council Tax Band – F

Local Authority – Camden Council



Property Type
Apartment (Fourth Floor)



Construction Type
Brick



Parking
No Parking



Listed Building Status
None



Water Supply
Thames Water



Electricity Supply
Mains



Heating
Electric



Broadband
Cable



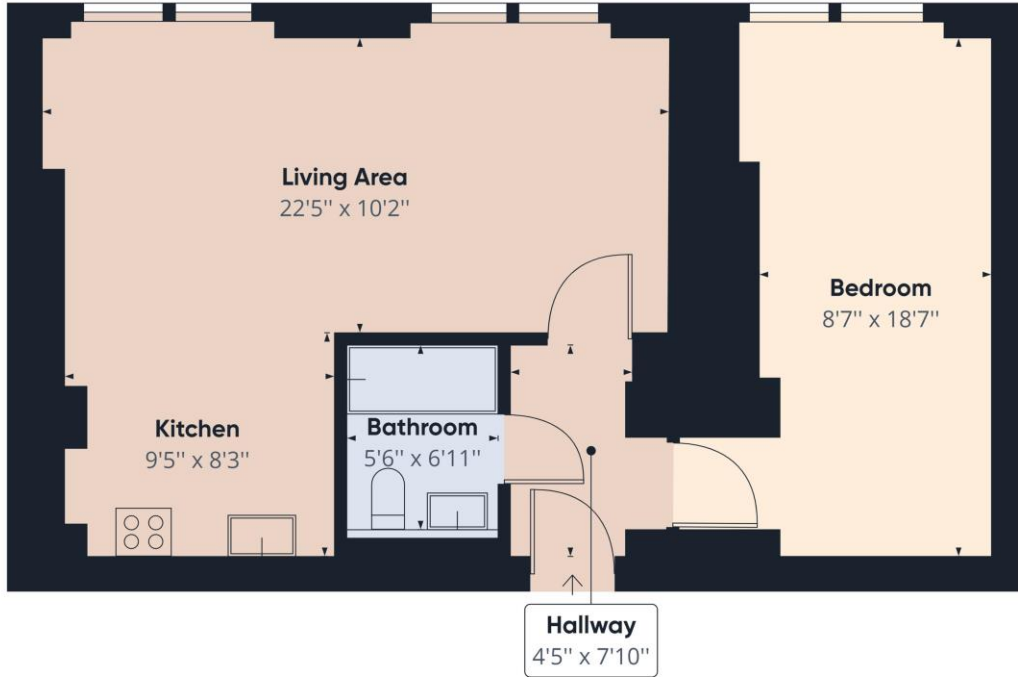
Mobile Signal
Good Coverage



Flood Risk
Has the property been flooded in the past five years: NO
Level of Risk: None



Proposed Development in Immediate Locality?
None



Kings Cross,

Approximate total area⁽¹⁾
568.14 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
92-100 A		
81-91 B		88
69-80 C		
55-68 D	66	
39-54 E		
21-38 F		
1-20 G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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45 Bedford Hill,
London, SW12 9EY
☎ 020 8673 4666

Colliers Wood & Wimbledon
30 Watermill Way,
London, SW19 2RT
☎ 020 8090 9000

Streatham
432/434 Streatham High Road
London, SW16 3PX
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