

FOR SALE



Camley Street, Camden, London N1C

OFFERS IN EXCESS OF £1,000,000 Leasehold



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Property Description

Samuel Estates are proud to present this beautifully designed three-bedroom apartment in the prestigious Onyx Building, just moments from King’s Cross and the vibrant heart of Coal Drops Yard. Owned since new, this luxurious home has been meticulously maintained and thoughtfully upgraded, offering a truly unique living experience in one of London’s most dynamic locations.

Step inside and you’re welcomed by a spacious open-plan reception and eat-in kitchen, complete with a sleek central island, double oven, and fully fitted units with under-counter lighting - perfect for both intimate dinners and weekend entertaining. Rich hardwood flooring flows throughout, adding warmth and elegance to the contemporary design.

The master bedroom is a serene retreat, featuring a bespoke floating bed and a stylish en-suite walk-in shower, creating a boutique hotel feel. The second bedroom has been transformed into an enviable walk-in wardrobe, ideal for fashion lovers or those seeking elevated organisation. The third bedroom offers flexibility - currently set up as a tranquil home office or dining space, it adapts beautifully to suit your lifestyle.

Enjoy morning coffee or a relaxing evening drink on the private balcony, a quiet escape from the city buzz. The building itself offers excellent amenities, including a 24-hour concierge service and a communal roof terrace with stunning views across London.

Situated just minutes from King’s Cross St. Pancras, this home is perfectly placed for international travel, business, and the world-class shops, restaurants, and galleries of the area. Whether you're searching for a luxurious pied-à-terre or a stylish city base, this apartment offers comfort, design, and location in equal measure.

Disclaimer

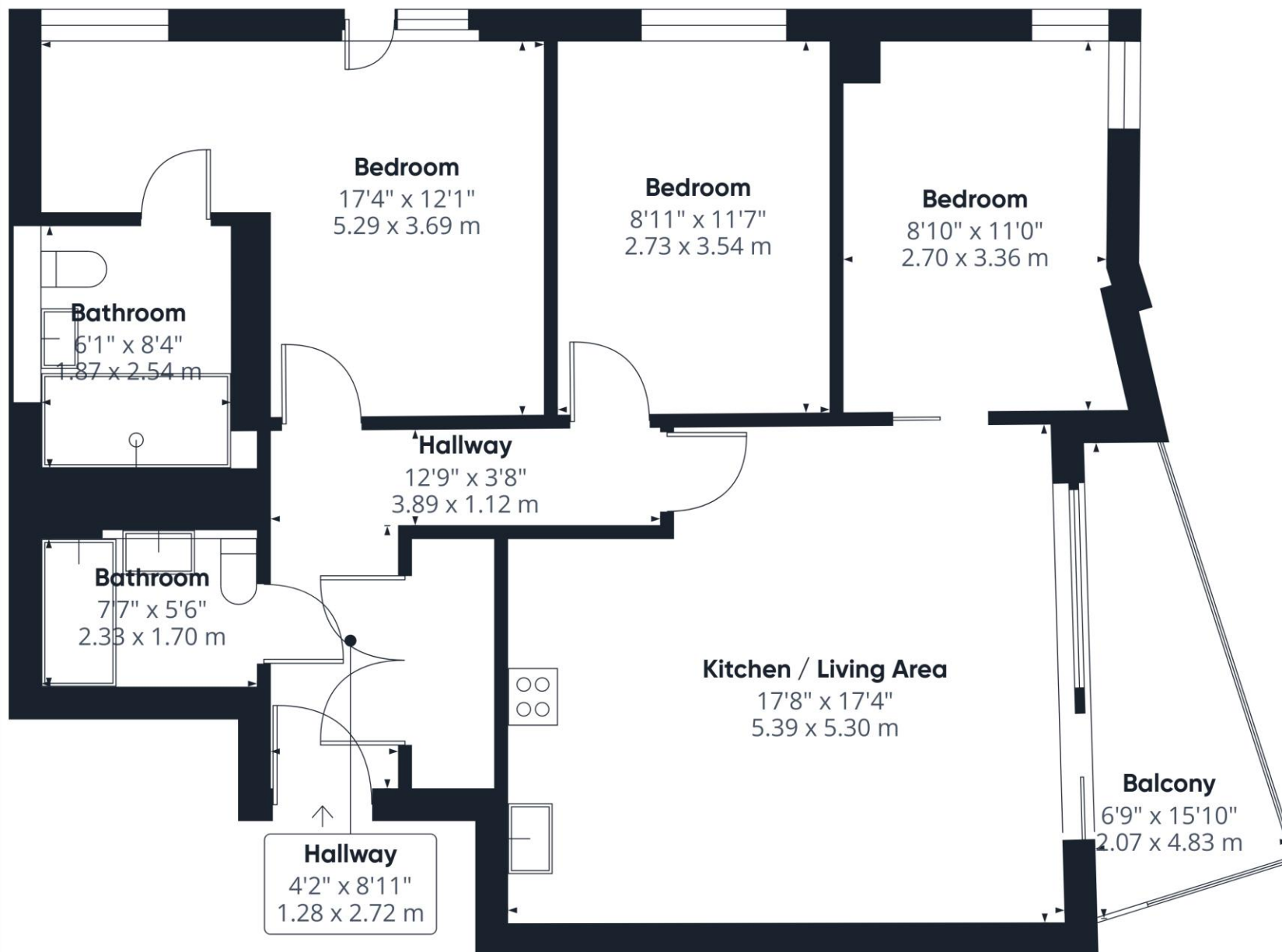
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
92-100 A		
81-91 B	87	87
69-80 C		
55-68 D		
39-54 E		
21-38 F		
1-20 G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		







Approximate total area⁽¹⁾

883 ft²

82 m²

Balconies and terraces

80 ft²

7.4 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Material Information

Tenure – Leasehold

Length Of Lease – 994 years remaining

Service Charge – £9751.91

Ground Rent – £1000

Council Tax Band – G

Local Authority – Camden Council



Property Type
Flat (Purpose Build)



Construction Type
Brick



Parking
No parking



External Wall Survey
YES



Water Supply
Thames Water



Electricity Supply
Mains



Heating
Electric



Broadband
Standard/ Superfast/
Ultrafast



Mobile Signal
Good Coverage

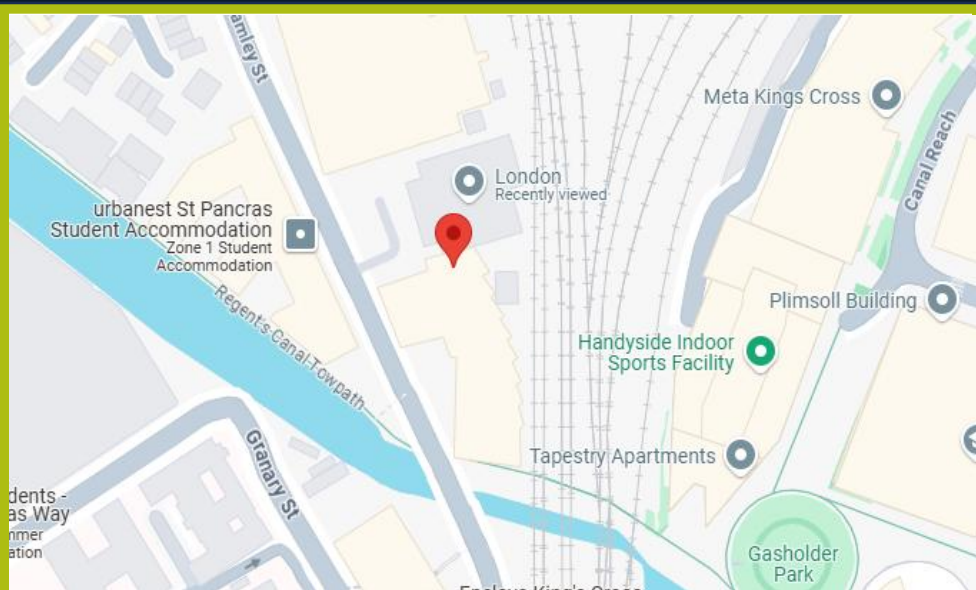


Flood Risk

Has the property been flooded in the past five years: NO
Rik Level: Low



**Proposed Development
in Immediate Locality?**
None



Balham

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
☎ 0208 679 9889



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