



## Somerston House

St. Pancras Way, NW1

Asking Price £415,000

A spacious one bedroom apartment located on the first floor of a contemporary canal-side building. The property features a separate reception room flooded with natural light, a large modern kitchen, a well-proportioned bedroom featuring built-in wardrobes and a family bathroom. There is also the added benefit of a balcony accessible from both the reception room and the bedroom.



# Somerston House

St. Pancras Way, NW1

- Canal views
- 1 Bedroom
- Private balcony
- Chain-free
- Modern kitchen
- Excellent location



The property is situated close to the canal which allows a pleasant walk to Kings Cross, whilst the amenities of Camden Town are on your doorstep. These include excellent transport links and a fantastic selection of bars, cafes and restaurants

**Tenure:** Leasehold with 110 years remaining.  
**Service Charge:** £1,841 Per annum.  
**Ground Rent:** TBC  
**Local Authority:** London Borough of Camden  
**Council Tax Band:** C

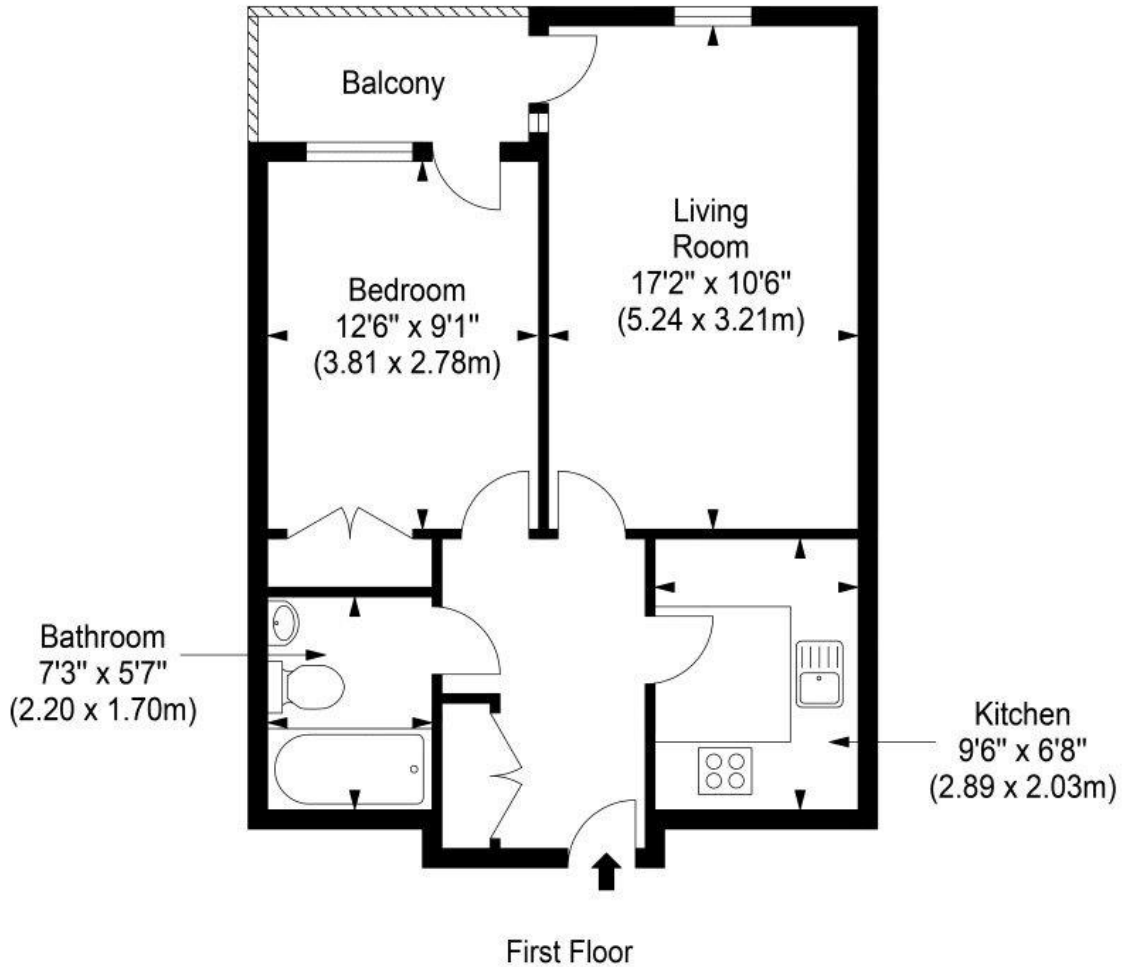
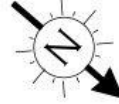
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>		83	83
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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# Somerston House, St Pancras Way, NW1 0NY

Approx. Gross Internal Area 495 sq ft - 45.99 sq m



First Floor

Ref

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Disclaimer : Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

