

MATTHEW JAMES

Residential Sales • Lettings • Management



Thanet Street, St Pancras, WC1H 9QE

£2,100 Per Calendar Month

An excellent one double bedroom second floor flat located in the heart of St Pancras. The flat offers a modern kitchen and bathroom, a good sized living room, a large bedroom and access to an expansive communal roof terrace spanning the length of the building. Within a short walk of London's St Pancras International station and within a 30 minute walk of the large and pleasant open spaces of Regents Park. Offered Furnished. Available Now.

Second Floor Entrance

Hallway

Carpeted. Entry-phone.

Living Room



A naturally bright room with ample space for both dining and lounge areas. Fully carpeted with fitted media points.

Kitchen



Located directly off of the lounge this modern kitchen has a range of white high gloss finished wall and base units with a single stainless steel sink with 'swan' neck mixer tap and a dark work surface. Appliances include an oven with four ring gas hob, fridge, freezer and washing machine.

Bathroom



A well designed modern bathroom with white suite comprising of a deep bath with overhead 'deluge' shower rose and additional hand held shower, wash hand basin set in a vanity unit and low flush w.c. Further benefits include a chrome heated towel rail, shaving point, mirrored wall mounted medicine cabinet and overhead storage.

Double Bedroom



A really good sized carpeted double bedroom with sash window.

Communal Roof Terrace



Set on top of the sixth floor is this stunning communal roof terrace running the entire length of the building.

[Additional Information](#)

Camden Council Band D

Holding Deposit £480

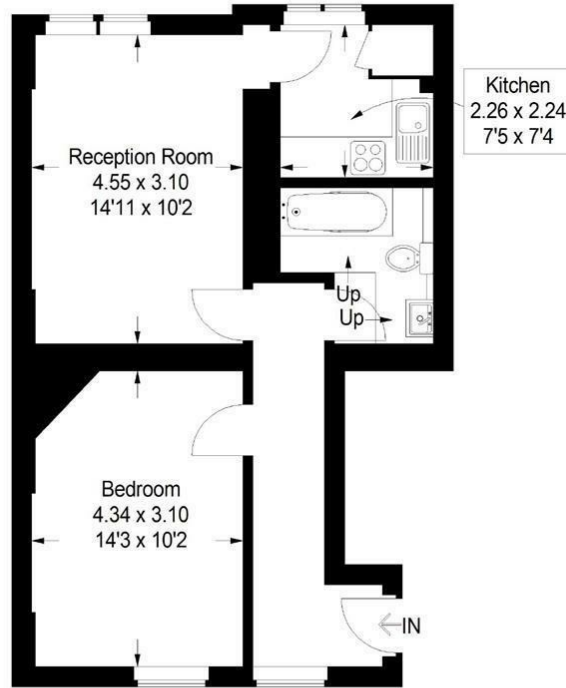
Full Deposit (including holding deposit) £2400

Minimum One Year Tenancy Agreement

Floor Plan

Thanet House, WC1H

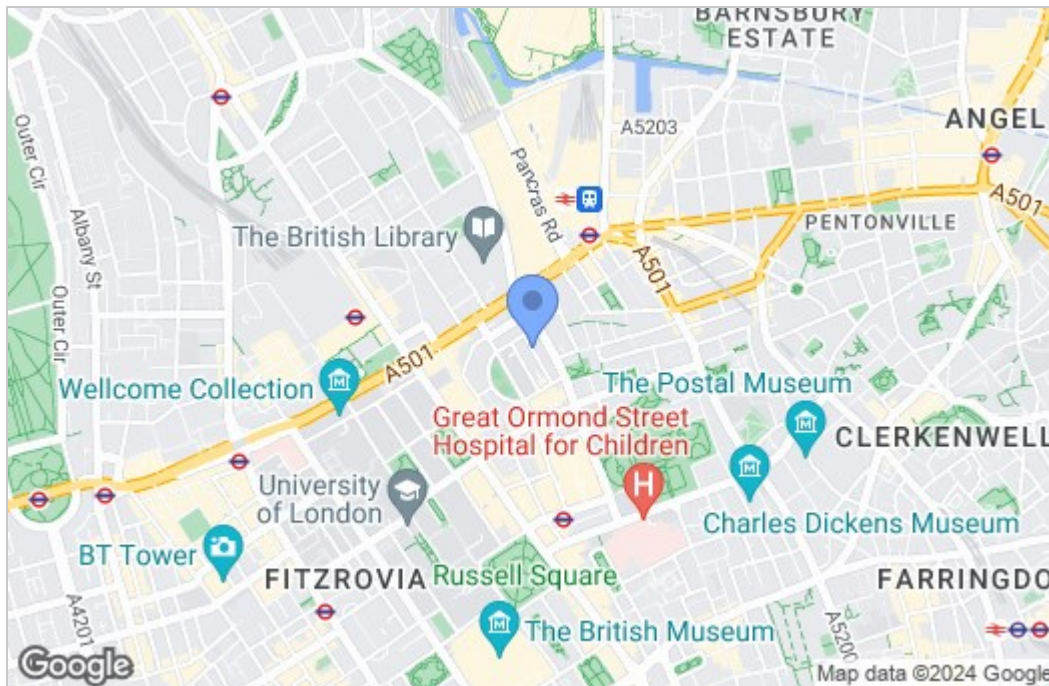
Approximate Gross Internal Area
48.9 sq m / 526 sq ft



Second Floor

Illustration for identification purposes only, measurements are approximate, not to scale.

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		74	82
(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		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C		76	87
(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	

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