MATTHEW JAMES

Residential Sales • Lettings • Management









St. Nicholas Flats Werrington Street, Euston, NW1 1PT

Asking Price £425,000

A two double bedroom purpose built flat on the first floor of a securely gated block requiring refurbishment throughout. Offering a good sized living room, two double bedrooms, kitchen, bathroom, double glazed windows throughout and access to a huge central courtyard to the back of the property. Located centrally and close to London Euston and St Pancras International Stations, whilst to the west and within walking distance are the wide open green spaces of Regents Park, Camden Town with its famous bustling market is a short walk north and well located for access to both Central and the West End of London with it's array of attractions. Available for sale chain free. New 250 Year Lease. Mixed Tenure Block.

First Floor Entrance

Hallway

Living Room



Kitchen



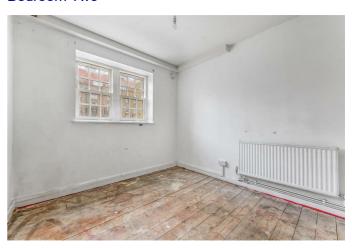
Bathroom



Bedroom One



Bedroom Two



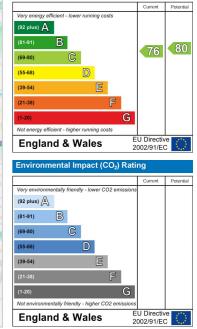
Addition Information New 250 Year Lease Service charges - to be confirmed Ground rent - Zero

ST. NICHOLAS FLATS APPROXIMATE GROSS INTERNAL FLOOR AREA: 604 SQ FT - 56.12 SQ M **BEDROOM** RECEPTION ROOM 12'3" x 10'7" 12'10" x 12'3" 3.74 x 3.22M 3.90 x 3.74M **KITCHEN** 8'11" x 7'5 2.71 x 2.25M **BEDROOM** 9'11" x 9'11" 3.01 x 3.01M FIRST FLOOR FOR ILLUSTRATION PURPOSES ONLY

Area Map

CAMDEN TOWN clueQuest - The Live Escape Game London Zoo Outer A5203 Platform 934 at Kin Cross Station The British Library U Robert St Queen Mary's Rose Gardens The Postal Museum Wellcome Collection @ adame ussauds London Grant Museum of Zoology BLOOMSBURY € 8502 Map data @2025 Google

Energy Efficiency Graph



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