

FOR SALE

## St Pancras Way, Camden, NW1

PRICE £475,000.00

OliverTown | 189 Kentish Town Road | Kentish Town | London | NW5 2JU Tel: 0207 284 1222 Email: [hello@oliverstown.com](mailto:hello@oliverstown.com)



1 Bedroom



Kitchen



1 Reception



1 Bathroom



Balcony



No Parking



# St Pancras Way, Camden, NW1

PRICE £475,000.00

A stunning one bedroom first floor apartment with a lovely balcony overlooking the canal.

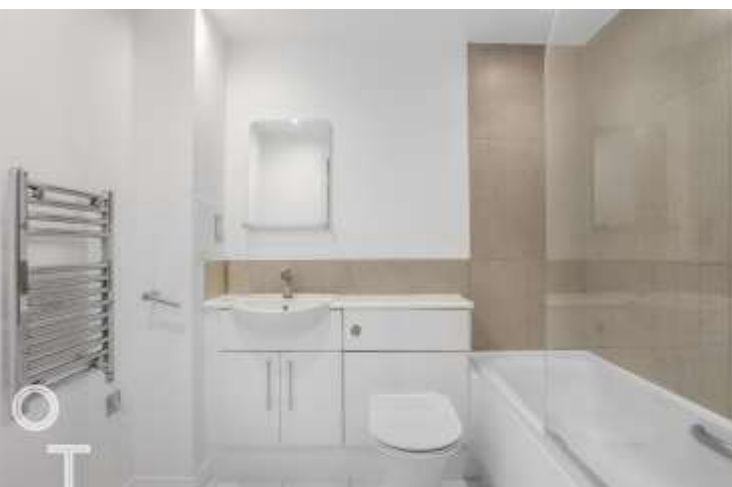
Offering stylish accommodation, the property has a spacious reception with access to the balcony, an open plan kitchen with a range of modern fitted wall and base units, an excellently sized bedroom and a modern bathroom/wc.

Other benefits include access to an on site gym.

Ideally located within reach of Camden, King Cross, the vibrant Granary Square and Coal Drops Yard and Camden Town, Camden Road, King Cross and St. Pancras International stations.

Agents Note: We understand from the seller that the property has a remaining lease of approximately 138 years, that the ground rent is approximately £300 per year and that last years service charge was approximately £2,182, we recommend that you check this information with your solicitor. Please note - this is a draft advert/ brochure awaiting the seller's approval.







475,000.00



Leasehold



London Borough of Camden



Council Tax Band



EPC Band



1 Bedroom



1 Bathroom



1 Reception



Balcony



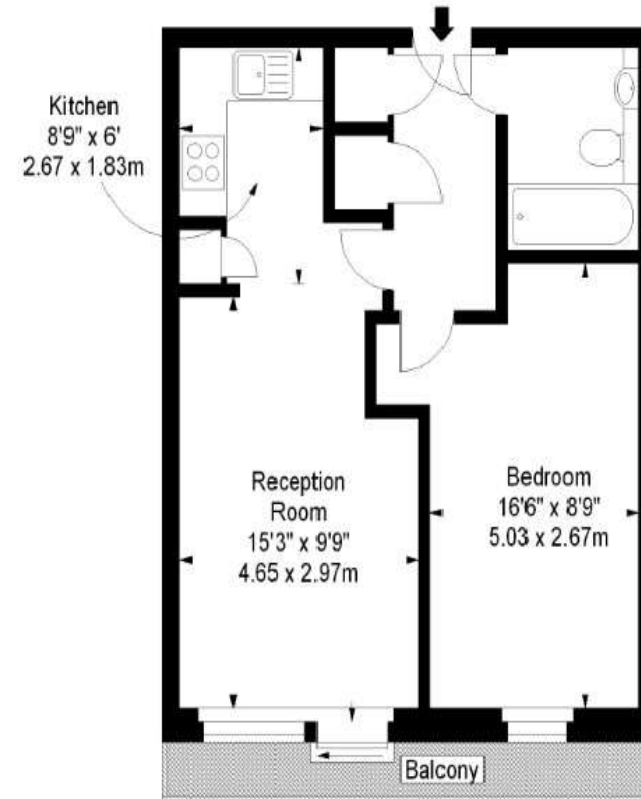
No Parking

KENTISH TOWN | 189 Kentish Town Rd | London | NW5 2JU | T: 020 7284 1222 | [hello@oliverstown.com](mailto:hello@oliverstown.com)

ASSOCIATED MAYFAIR | 121 Park Lane | London | W1K 7AG | T: 020 3368 8602 | [hello@oliverstown.com](mailto:hello@oliverstown.com)

## Star Wharf, NW1

Approx. Gross Internal Area \*  
472 Ft<sup>2</sup> - 43.85 M<sup>2</sup>



First Floor

### Illustration For Identification Purposes Only. Not To Scale

\* As Defined by RICS - Code of Measuring Practice

© Olivers Town Floorplans.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.