



36 Churchway,
London NW1

GARTON JONES.COM



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£450,000 Leasehold

**Cash Buyers Only NO EWS1 ** A well presented studio apartment available for sale of approx. 300sq.ft (27.9sq.m) on the 2nd floor (with lift) of this small secure residential development located moments from the excellent transport links of Euston Station. The space in this furnished apartment has been used well and includes a bright dual aspect open plan reception room with access to 2 small balconies with views over a quiet courtyard, there is an integrated kitchen with Smeg appliances, porcelain tiled flooring throughout, fitted wardrobes to the bedroom area, a luxury bathroom suite and a small storage cupboard. The building is also located within easy reach of Kings Cross and St Pancras Stations which is ideal for the Eurostar service and you have many amenities close by.

Council Tax Band C (London Borough of Camden)
EPC Rating C (80)
Service Charges: £2039 Per Annum
Ground Rent: £250 Per Annum
Long Leasehold: 125 Years from 16 March 2011 (expires 2136)

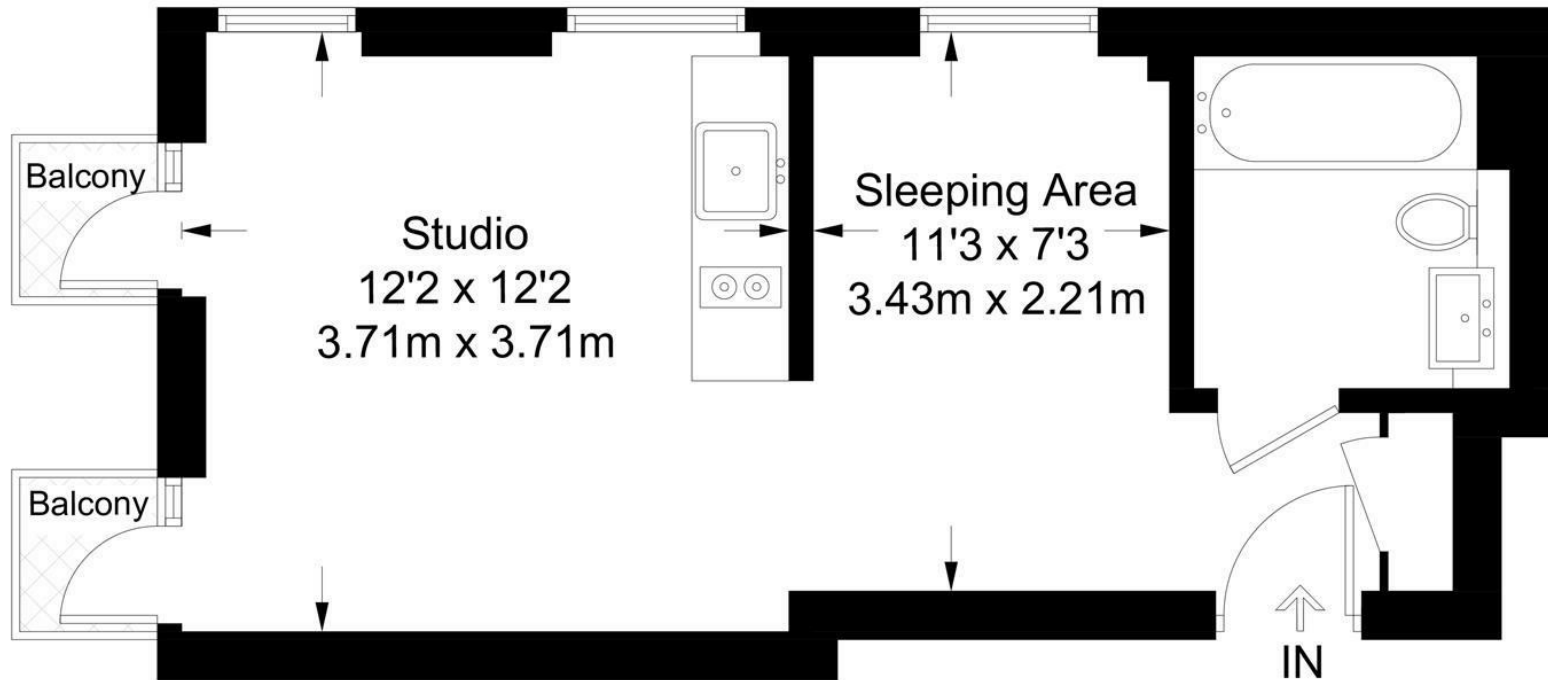
EPC certificate available on request.

- Studio Apartment
- 2nd Floor
- Open Plan Living
- Separate Bedroom with Storage
- Bathroom Suite
- 2 Balconies
- Moments From Kings Cross and St Pancras Stations



Churchway

Approximate Gross Internal Area = 300 sq ft / 27.9 sq m



Second Floor

Not to scale, for guidance only and must not be relied upon as a statement of fact.
All measurements and areas are approximate only and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.

