



**Levita House, Chalton Street, London NW1**

**welcome to**  
**Levita House, Chalton Street, London**

A spacious and bright three bedroom apartment for sale, located on the second floor of this purpose built block only a stone's throw from Euston station and Kings Cross.

Comprising of a large lounge, separate fully fitted kitchen, three double bedrooms, a full bathroom with tub and overhead shower plus a guest WC, with over 1000 square feet of space.

Levita House is located moments from The British Library, Euston station or Kings Cross St Pancras, perfectly positioned for access to the Eurostar connections and trains to various locations all over the UK.



# Levita House, Chalton Street, London, NW1

Approximate Area = 1056 sq ft / 98.1 sq m

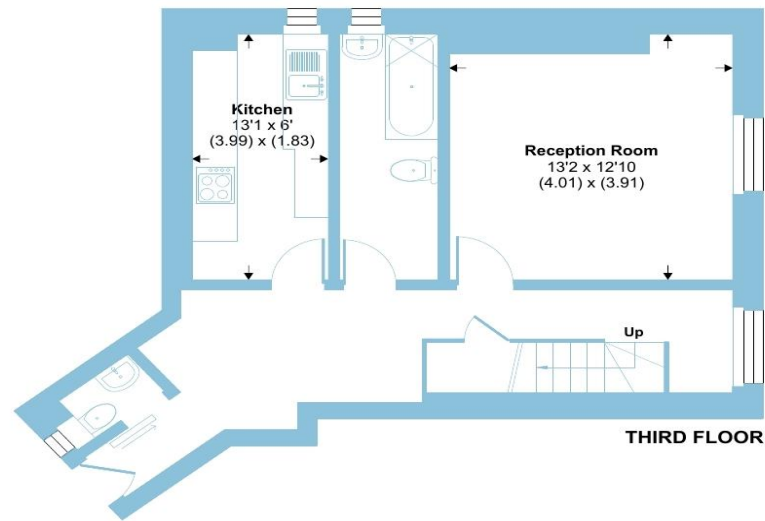
Limited Use Area(s) = 59 sq ft / 5.4 sq m

Total = 1115 sq ft / 103.5 sq m

For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Barnard Marcus. REF: 977765



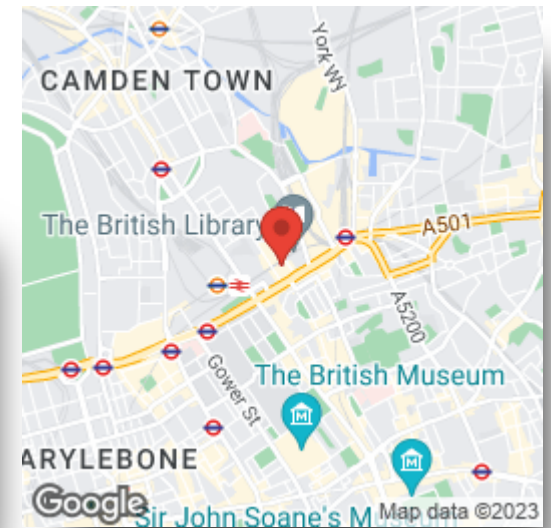
welcome to

## Levita House, Chalton Street, London

- Gated Development
- Close to Kings Cross and Euston Stations
- Duplex Apartment
- Low Service Charge
- Long Lease

Tenure: Leasehold EPC Rating: C

# £700,000



**view this property online** [barnardmarcus.co.uk/Property/KWY103891](https://barnardmarcus.co.uk/Property/KWY103891)

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold marks

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



Property Ref:  
KWY103891 - 0002

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

Please note the marker reflects the  
postcode not the actual property

  
barnard marcus



**020 7836 8427**



CoventGarden@barnardmarcus.co.uk



53 Endell Street, Covent Garden, LONDON,  
WC2H 9AJ



**barnardmarcus.co.uk**