



Euston Road, King's Cross, London NW1

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# Euston Road, King's Cross, London NW1

This newly refurbished lateral two bedroom apartment offers over 1,250 sq ft of luxurious living space on the third floor of a beautifully restored Grade I listed building. Originally built in 1866, the property has undergone a meticulous renovation, blending modern comforts with the timeless architectural elegance of Sir George Gilbert Scott's design.

The apartment features a generously sized, open-plan kitchen and reception area with stunning wooden floors, soaring ceilings, and an abundance of natural light.



**Guide price:** £1,600,000

**Tenure:** Leasehold: approximately 109 years remaining

**Service charge:** £22,429.88 per annum, reviewed annually, next review due 2025

**Ground rent:** £350 per annum, reviewed every 25 years, next review due 2034

**Local authority:** London Borough of Camden

**Council tax band:** G



Both double bedrooms include fitted wardrobes, while the principal bedroom enjoys the added luxury of a large, contemporary en suite bathroom and a mezzanine. A second stylish bathroom is conveniently located off the entrance hall.

Residents of St Pancras Chambers benefit from the services of a 24 hour concierge, gym (by subscription), and room service courtesy of the 5-star Marriott Renaissance Hotel, which adjoins the development.

## Location

The property is centrally located, offering residents quick access to international, national and local transport links. Travelling within the city, the UK, Europe or further afield, Eurostar connections place mainland Europe just under two hours from St Pancras International. It is served by six tube lines, reaching Oxford Circus in four minutes and Paddington in ten minutes.

The area of King's Cross offers an ever increasing variety of things to see and do. Granary Square and its surrounding streets are already well known as the home of Google and Central Saint Martins College of Art and boast numerous dining and shopping opportunities.

King's Cross has recently opened its new shopping centre the 'Coal Drops Yard'. The site, which was originally established in 1850 to handle the eight million tonnes of coal has now been transformed to become an incredible space housing a mix of 50 concept stores, bars, restaurants and public spaces.



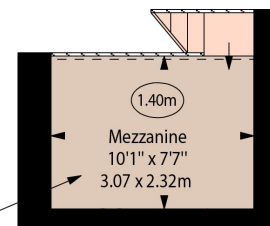


St. Pancras Chambers,  
Euston Road, NW1

○ - Ceiling Height

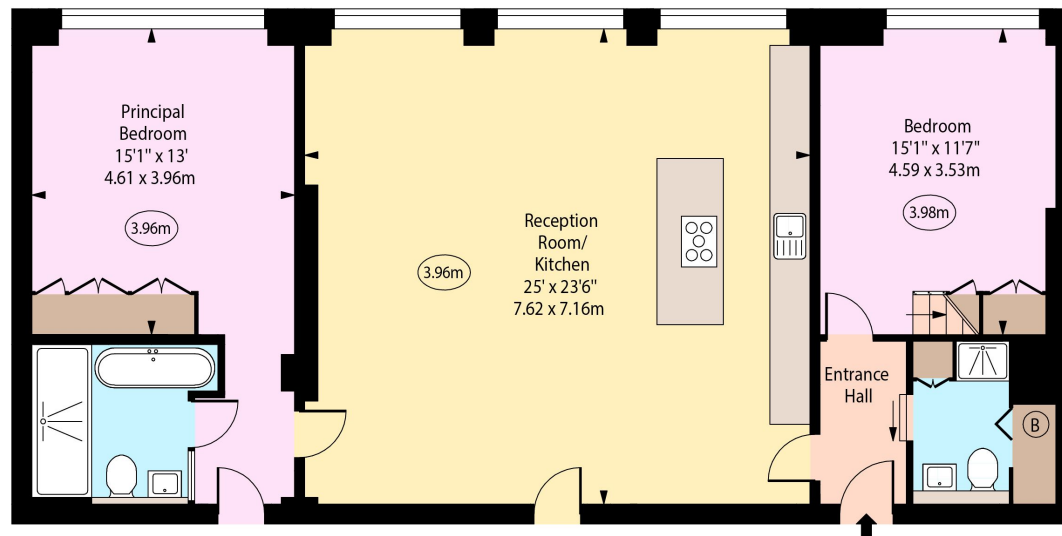


Restricted Height Area



Mezzanine

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



Third Floor

Approx Gross Internal Area 1178 Sq Ft - 109.44 Sq M  
(Excluding Mezzanine)

Approx Gross Internal Area 1255 Sq Ft - 116.59 Sq M  
(Including Mezzanine)

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