



Phoenix Road, London, NW1 1EU

Lease For Sale | 2 Bedrooms | Separate Living Room | Gas Central Heating System

Parking available | London Transport Zone1 | Close to St. Pancras International | Offered Chain Free

Offers Over: £445,000

HUNTERS®
HERE TO GET *you* THERE

Phoenix Road

Kings Cross, London, NW1 1EU

Hunters (Camden) are delighted to offer this 2 bedroom Maisonette, the property is situated on the 4th floor of a local authority building with lifts in the Chamberlain House development 1930's Grade II listed Art-Deco Mansion block on Phoenix Road Euston / Kings Cross with large enclosed communal courtyard. The property was refurbished 3 years ago and remains in a good condition. The property comprises 2 double bedrooms and a spacious living room, and for investors the living room can be used as an additional 3rd bedroom (double) to maximise rental income and ground floor W.C.

Gross Internal Area 55.90sqm / 601.70sqft

Hallway

Wood effect floor covering, neutral décor, W.C. with wash basin, GCH radiator, storage cupboard, entrance to all areas and stairs leading to first floor.

Kitchen - 2.96m x 2.40m (9'9 x 7'10)

Recently refurbished, stone effect floor tile covering, tiled splash backs, floor and wall units, free standing electric cooker, tall fridge freezer, washing machine, window to middle balcony.

Living room / convertible to 3rd bedroom. 3.95m x 3.59m (13'0 x 11'9)

Laminated wood effect floor covering, neutral décor, 1 Light point, GCH radiator, sash panelled window overlooking playgrounds.

Landing

Leading to 2 bedrooms and shower room, carpeted wall to wall.

Master Bedroom - 4.72m x 3.25m (15'6 x 10'8)

Double bedroom, windows to centre court yard, 1 light point, newly decorated neutral decor, carpeted wall to wall.

Bedroom 2 - 3.57m x 2.86m (11'9 x 9'5)

Single bedroom, carpeted wall to wall, GCH radiator, blind windows, newly decorated, 1 light point.

Shower room

Recently fitted shower room, tiled walls and floors, stand cubical shower with electric Triton shower, pedestal wash basin, heated towel airer, 1 light point, extractor fan.

Location

Excellent Central London NW1 location with amenities with just a 5min walk to St. Pancras International, Euston and Kings Cross Stations, also just a few minutes to the British Library, a plethora of food, bars, shops and restaurants, UCLH Hospital and UCL University, for the all important exercise Regents Park is just 25mins walk away (Google Maps)., not to mention the gyms in the local area.

Tel:020 7916 0313

Email: camden@hunters.com


THINKING OF SELLING?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



You can **trust** our marketing

- Accurate to 99% Spec Verified floor plan
- Photography that's truly representative of this home
- Virtual tour available online

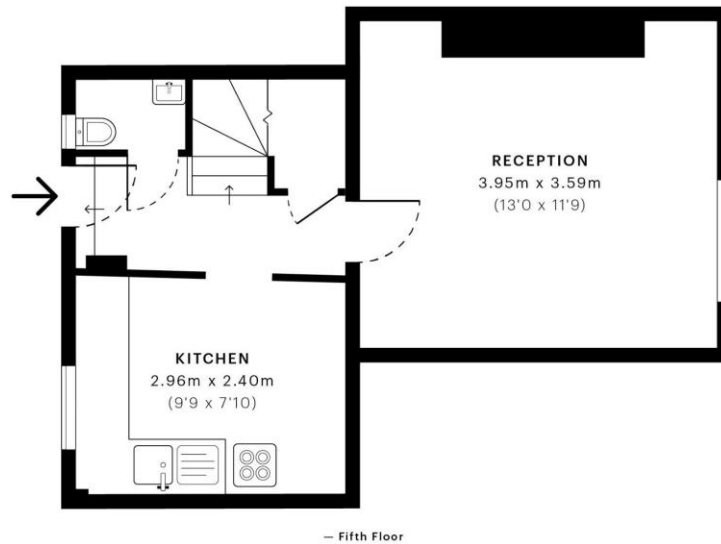


VIEWING ARRANGEMENTS By appointment with Hunters:
84b & 86 Camden Road, London, NW1 9EA

OPENING HOURS
Monday - Friday: 9am to 6pm
Saturday: 9am to 3pm
Sunday: closed

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs	A			Very environmentally friendly - lower CO ₂ emissions	A		
B				B			
C				C			
D				D			
E			73	E			62
F		55		F			
G				G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			


England & Wales EU Directive 2002/91/EC



 GROSS INTERNAL AREA (GIA)
The footprint of the property
55.90 sqm / 601.70 sqft

 NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes washrooms, restricted head height
50.77 sqm / 546.48 sqft

 EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
0.00 sqm / 0.00 sqft

 RESTRICTED HEAD HEIGHT
Limited use area under 1.5 m
0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 53.07 sqm / 571.24 sqft
IPMS 3C RESIDENTIAL 51.57 sqm / 555.09 sqft

SPEC ID: 5f8d7c4d14d51a0da7a8f4c6

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DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

