



Star Wharf

40 St. Pancras Way, NW1

Asking Price £550,000

A well-presented two-bedroom apartment located on the ground floor of this well maintained and popular purpose built block.

The property features a spacious open plan reception room with a modern fitted kitchen and dining area, two generously sized double bedrooms, one of which features an ensuite shower room and a modern family bathroom. Further benefits include a welcoming entrance hall with built-in storage.



Star Wharf

40 St. Pancras Way, NW1

- Two Bedrooms
- Two Bathrooms
- Excellent Location
- Good Condition
- Chain Free
- On-Site Gym



Star Wharf is very well located between Camden Town and the new developments of Kings Cross, both of which can be reached by foot along the Regent's canal. Camden Town underground and overground are in close proximity as is Kings Cross with the International Eurostar terminal at St Pancras.

Tenure: Leasehold 136 years remaining

Service Charge: £3396 p.a

Ground Rent: £350 p.a

Local Authority: Camden

Council Tax Band: E

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Chestertons Camden & Kentish Town Sales

99-101 Parkway

Camden

London

NW1 7PP

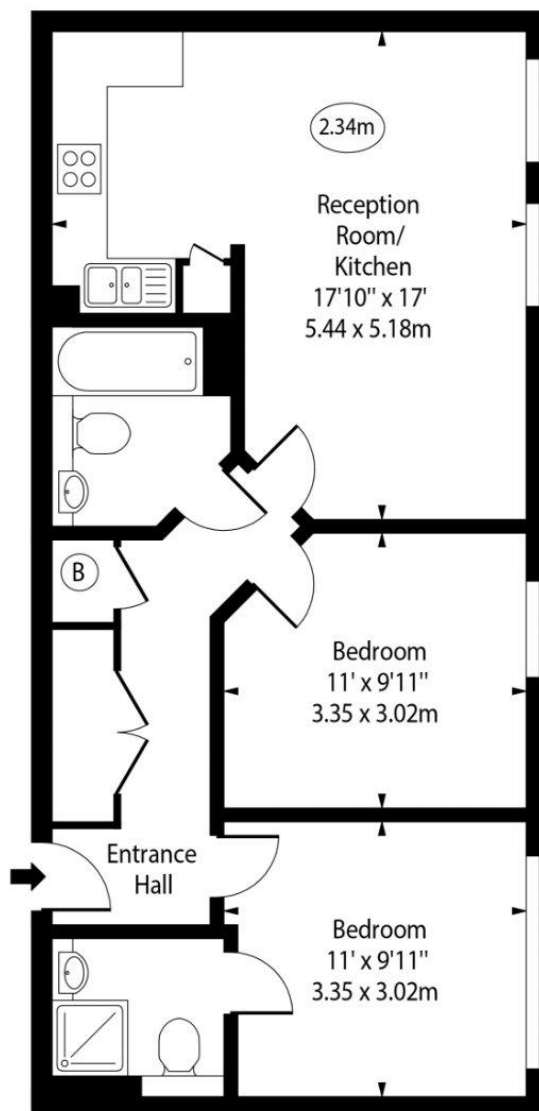
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Star Wharf, St. Pancras Way

○ - Ceiling Height



Ground Floor

Gross Internal Area - 668 Sq Ft - 62.06 Sq M

Approx Gross Internal Area 668 Sq Ft - 62.06 Sq M

Every attempt has been made to ensure the accuracy of the floor plan shown. However, all measurements, fixtures, fittings, and data shown are approximate interpretations and for illustrative purposes only. Measured according to the RICS. Not To Scale.

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