

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



St. Pancras Way

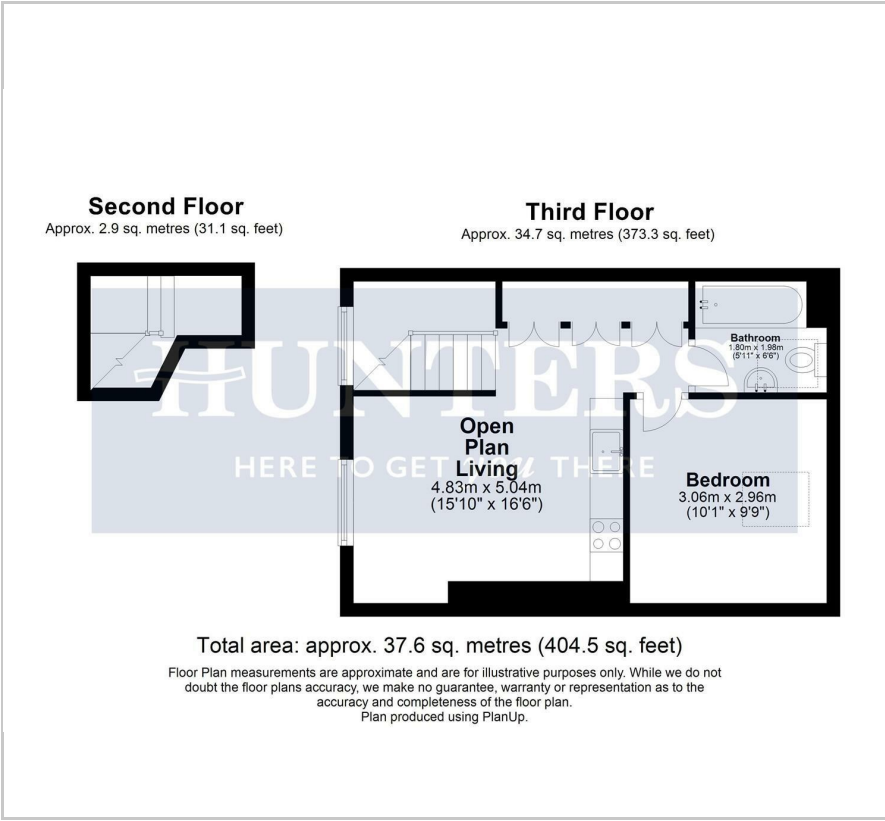
London, NW1 9NB

Asking Price £425,000

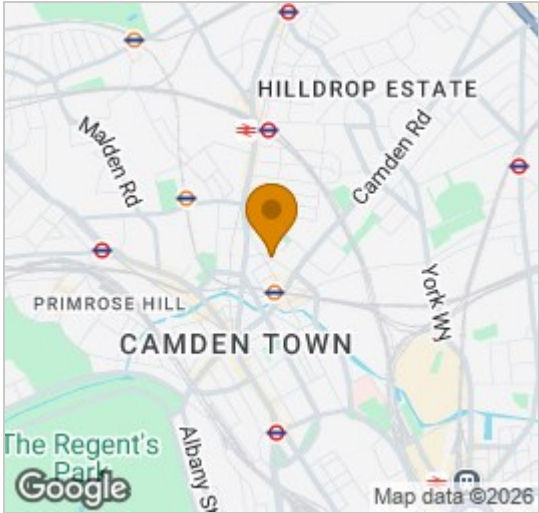


Council Tax: B

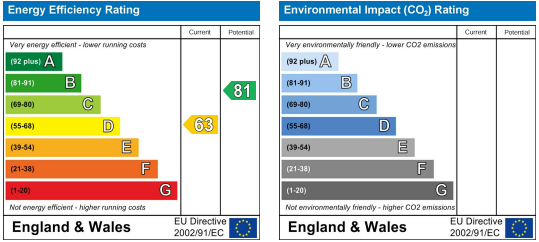
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Hunters Camden Office on 020 7916 0313 if you wish to arrange a viewing appointment for this property or require further information.

- One Bedroom Flat For Sale
- Excellent Transport Links
- Excellent Amenities
- Offered Chain Free
- Long Lease 990 Years Remaining
- Period Conversion
- This Property Produces 1.6 tonnes of CO<sub>2</sub>



Hunters Camden are delighted to offer this beautifully presented, period conversion, one bedroom apartment for sale. The property is offered with a long lease 999 years from November 2015, situated on the top floor offering spacious accommodation finished to an extremely high standard throughout. The property boasting a fantastic reception room with open-plan kitchen is offered chain free. Ideal for investors, working professionals and university students.

Located on St Pancras Way is a sought-after residential area close to the shops, bars and restaurants of Kentish and Camden Town. Camden Town and Kentish Town Underground Stations (Northern Line) are close by for links throughout the city.

Viewings recommended by appointment.

MATERIAL INFORMATION

**Tenure: Leasehold - Share of Freehold**  
**Lease Years Remaining: 990years**  
**Annual Ground Rent: Nil**  
**Service Charge: £350**  
**Shared Ownership: No**

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. **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.