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HERE TO GET *you* THERE

Flat 24 Star Wharf, 40 St. Pancras Way, London, NW1 0QX

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£3,800 Per Month

Hunters Camden presents this exceptional two-bedroom, two-bathroom apartment set within the highly sought-after Star Wharf development, offering stylish waterside living with stunning canal-side views and an abundance of natural light throughout.

Positioned on the third floor, the apartment features a spacious open-plan reception and kitchen area, perfectly designed for modern living and entertaining. Two private balconies provide peaceful outdoor spaces overlooking the picturesque Grand Union Canal, while privacy screening to the balconies and windows allows residents to enjoy the beautiful outlook with added comfort and seclusion.

The property comprises two generously sized double bedrooms, including a principal bedroom with a contemporary en-suite bathroom and direct access to a private balcony. A second modern bathroom serves the remainder of the apartment.

Further benefits include a private underground parking space, secure bicycle storage, and access to a residents' gym within the development.

Ideally located within easy reach of Camden, King's Cross, Granary Square, and Coal Drops Yard, Star Wharf offers excellent transport connections alongside an enviable canal-side setting. The towpath is moments from your door, providing scenic walks and cycle routes through London.

Combining modern design, impressive canal views, excellent amenities, and a prime location, this outstanding apartment presents a rare opportunity to enjoy the very best of London waterside living.

To arrange a viewing or for further information, please contact Hunters Camden.

Hunters Camden Lettings 86 Camden Road, Camden, NW1 9EA | 020 7916 0313
camden.lettings@hunters.com | www.hunters.com

Living Room

This open-plan living space is perfect for those who appreciate spacious, airy environments. It offers a comfortable area for relaxing, entertaining guests, and even working from home, providing ample room that city dwellers often miss.

The living area is equipped with modern appliances, including a dishwasher and fridge freezer, ensuring convenience and ease of living.

Moreover, this room features an expansive balcony with picturesque views overlooking Regent's Canal, adding an extra touch of tranquility and charm to your living experience.

Bedrooms

This impressive apartment offers two spacious bedrooms, each designed to provide comfort and flexibility for its residents.

The master bedroom is exceptionally large and features an en-suite bathroom for added convenience and privacy. Additionally, this bedroom boasts a private balcony with stunning views overlooking the canal, creating a serene and picturesque retreat.

The second bedroom is equally spacious and versatile, making it perfect for use as either a bedroom or a home office. This flexibility allows you to tailor the space to your specific needs, whether you require a quiet working environment or an additional sleeping area.

Both bedrooms are designed with ample space, ensuring a comfortable and accommodating living experience.

Bathroom

This stunning apartment features two modern bathrooms, offering convenience and comfort for its

residents. One of the bathrooms is an en-suite, providing privacy and direct access from the main bedroom. The en-suite is equipped with a shower, perfect for a quick refresh.

The second bathroom features a bathtub, allowing tenants to unwind and relax after a long day. This combination ensures that you have both the option for a refreshing shower and a soothing bath, catering to all your needs. Both bathrooms are designed with contemporary fixtures and finishes, enhancing the overall luxurious feel of the apartment.

Balconies

This stunning apartment features two private balconies that offer breathtaking views of Regent's Canal and the surrounding natural scenery. These outdoor spaces provide the perfect setting to unwind and enjoy the serene atmosphere, creating a seamless connection between indoor comfort and the beauty of nature.

The balconies are ideal for morning coffee, evening relaxation, or simply taking in the picturesque vistas of the canal and lush greenery. These tranquil retreats are a highlight of the apartment, allowing you to experience the peacefulness of nature right at your doorstep.

Gym Access

Residents of this impressive apartment building will enjoy exclusive access to a well-equipped on-site gym. This modern fitness facility offers a range of equipment to support your exercise routine, making it convenient to stay active and healthy without leaving the comfort of your home.

The gym provides a variety of machines and free weights, catering to all fitness levels and preferences. Whether you're into cardio, strength training, or just looking to maintain a healthy lifestyle, this amenity

ensures that your fitness needs are met just steps away from your apartment.

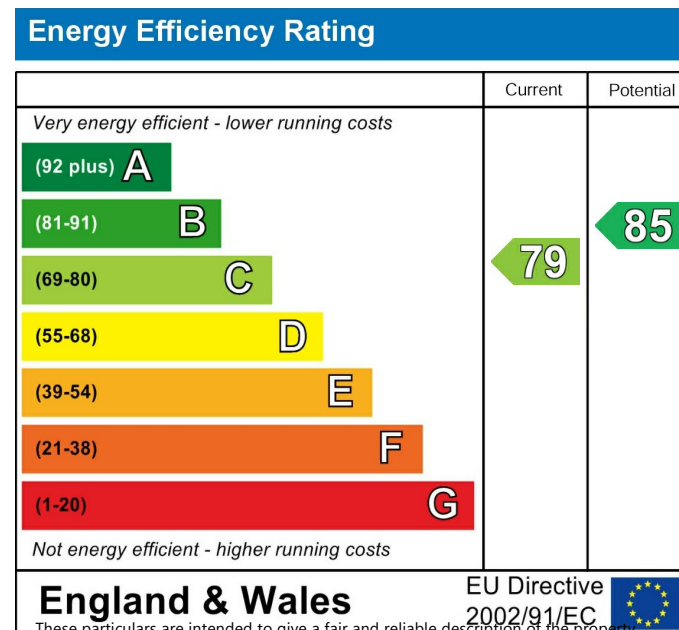
Travel

Nearest Stations:

- Camden Road (0.2 miles)
- Camden Town (0.4 miles)
- Mornington Crescent (0.5 miles)
- St. Pancras International & King's Cross (0.9 miles)

Additional Information

- Council Tax Band: F
- EPC Rating: C



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. 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.







Floorplan



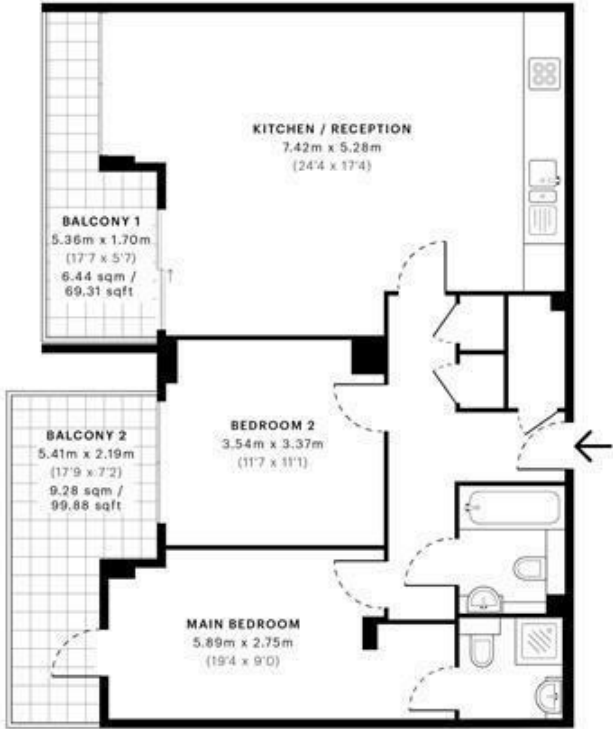
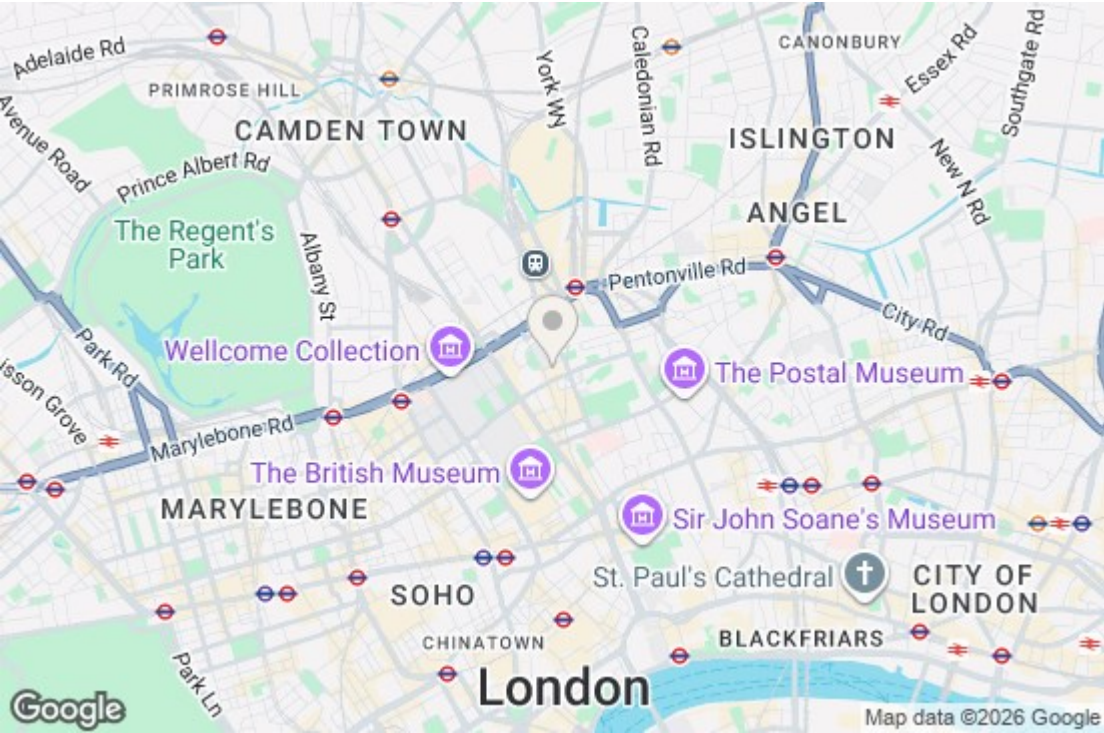
Star Wharf, NW1

CAPTURE DATE: 30/08/2022 LAZARUS POINTS: 68,82,609

GROSS INTERNAL AREA

80.17 sqm / 862.94 sqft

Area Map



Third Floor

GROSS INTERNAL AREA (GIA)
The footprint of the property
80.17 sqm / 862.94 sqft

NET INTERNAL AREA (NIA)
Excludes walls and common features
Includes mezzanine, structural floor height
77.04 sqm / 829.25 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
15.72 sqm / 169.21 sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.5m
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 on the scan.

IPW 24 868626101 95.93 sqm / 1043.35 sqft

IPW 24 868626102 93.96 sqm / 1011.58 sqft

IPW 24 868626103 93.96 sqm / 1011.58 sqft