



## PANGBOURNE, STANHOPE STREET, LONDON NW1

We are pleased to offer this purpose-built split-level (ground & first floor) maisonette, in Stanhope Street NW1, located within walking distance of Euston, Mornington Crescent & Warren Street and all their bars, restaurants and local shopping & travel facilities. This property is also well-located for local schools and is just a short walk of Regents Park too.

On the ground floor and accessed via it's own front door into the entrance hall, there is a separate fitted kitchen, 15ft reception room & access to it's own private 34ft rear garden, whilst on the first floor, the property boasts 2 double bedrooms, a shower room and separate wc and benefits from Double Glazing throughout and gas central heating with NEWLY INSTALLED BOILER.



### ACCOMMODATION

\* OWN ENTRANCE \* SPLIT-LEVEL PURPOSE-BUILT \* TWO DOUBLE BEDROOMS \* LARGE 15FT LOUNGE \* SEPARATE FITTED KITCHEN \* SHOWER ROOM & SEPARATE WC \* OWN 30FT REAR GARDEN \* GREAT LOCATION - EASY ACCESS TO CAMDEN, EUSTON & WARREN STREET \* REGENTS PARK NEARBY \*

\* SERVICES: GAS CENTRAL HEATING WITH NEW BOILER \* FEATURES: DOUBLE GLAZING \*

**PRICE: £500,000 LEASEHOLD**

**ENTRANCE HALL 12'7 x 6'0 (3.84m x 1.83m)**

Partially glazed front door leading into the entrance hall. Oak flooring, dado rails, radiator and access to the living room, kitchen and stairs leading to the first floor.



**LIVING ROOM 15'8 x 12'8 (4.78m x 3.86m)**

Double glazed door & window to the rear. Oak flooring, spotlights to the ceiling.



**KITCHEN 12'5 x 6'5 (3.78m x 1.96m)**

**Double glazed window to the front. Fitted kitchen with wooden base and wall units, under counter oven & gas hob. Plumbed for washing machine & space for tumble dryer.**



**LANDING**

**Wooden floorboards & access to both bedrooms & the shower room.**



**BEDROOM 1 12'5 x 10'8 (3.78m x 3.25m)**  
**Double glazed window to the front. Wooden floorboards & radiator.**



**BEDROOM 2 12'9 x 9'2 (3.89m x 2.79m)**  
**Double glazed tilt & casement window to the rear. Wooden floorboards & radiator.**



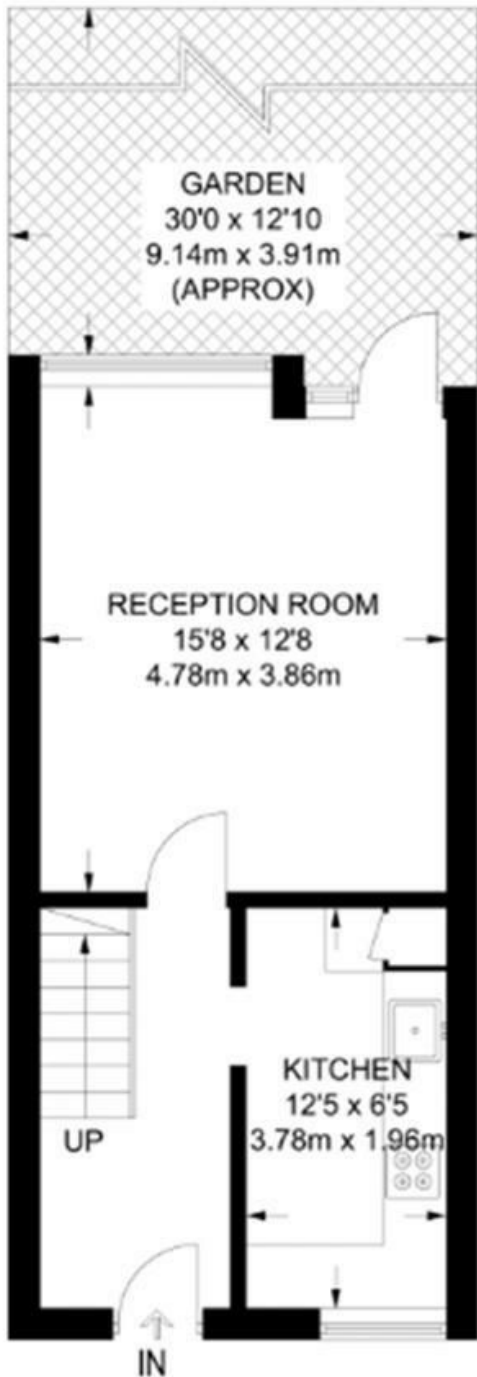
**SHOWER ROOM & SEPARATE WC**

Fully tiled shower room consisting of a shower, low flush WC, wash hand basin with vanity unit beneath.

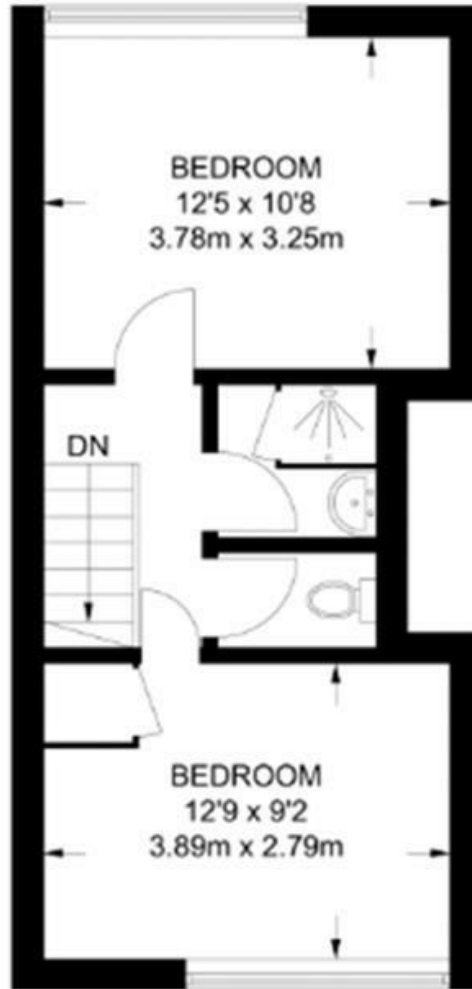


**OWN PRIVATE REAR GARDEN approx 34'0 (approx 10.36m)**  
Private 34ft garden, mainly laid to lawn with trees & shrubs around the boarder.





Ground Floor



First Floor

**Pangbourne, Stanhope Street, London NW1**  
Approximate internal area: 796sqft (74sqm)  
*All measurements are approximate and are for illustrative purposes only*

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	76	76

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		



The agent has not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order, or fit for their purposes. Neither has the agent checked the legal documentation to verify the leasehold/freehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor. Also, photographs are for illustration purposes only and may depict items which are not for sale or included in the sale of the property. All sizes are approximate.