



Somerston House, St. Pancras Way, London, NW1 0NY

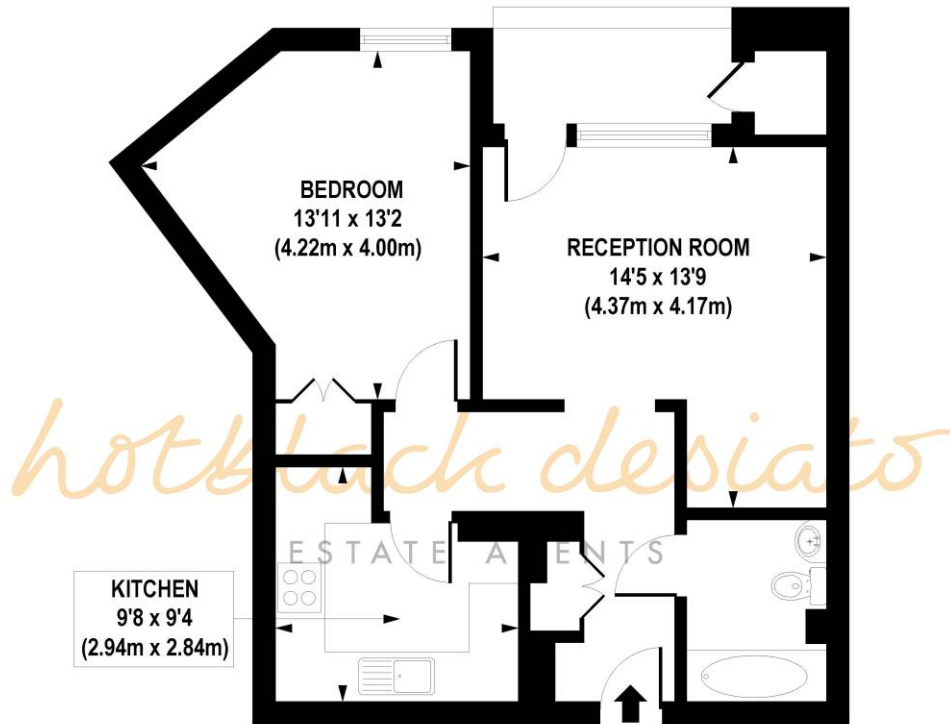
Asking Price: £425,000 Leasehold

Double Bedroom | Bright Living Room | Private Balcony

A larger than average 1 bedroom flat on the 3rd floor of this popular 2008 built canal side block. The flat presents superbly, affords fantastic natural light, and features a private balcony and large communal roof garden. The Regent's Canal Towpath provides a great route whether on bike or foot to Kings Cross and Angel to the East and to Camden Lock, Regents Park and Primrose Hill to the West. All modes of public transport are also nearby bringing The City and West End within easy reach.

- Leasehold 108 years 10 months remaining
- Spacious Bedroom
- Living Room. Door to Balcony
- Bathroom
- Separate Kitchen
- Council Tax Band C (£1873pa)
- Service Charge £2,148 pa





THIRD FLOOR

APPROX. GROSS INTERNAL FLOOR AREA 560 sq. ft / 52 sq. m

Floorplan is for illustrative purposes only and is not to scale.
Every attempt has been made to ensure the accuracy of the floorplan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only.
Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.

Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested and no guarantee as to their operating ability or their efficiency can be given.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

