



## St Pancras Way, NW1 0QX

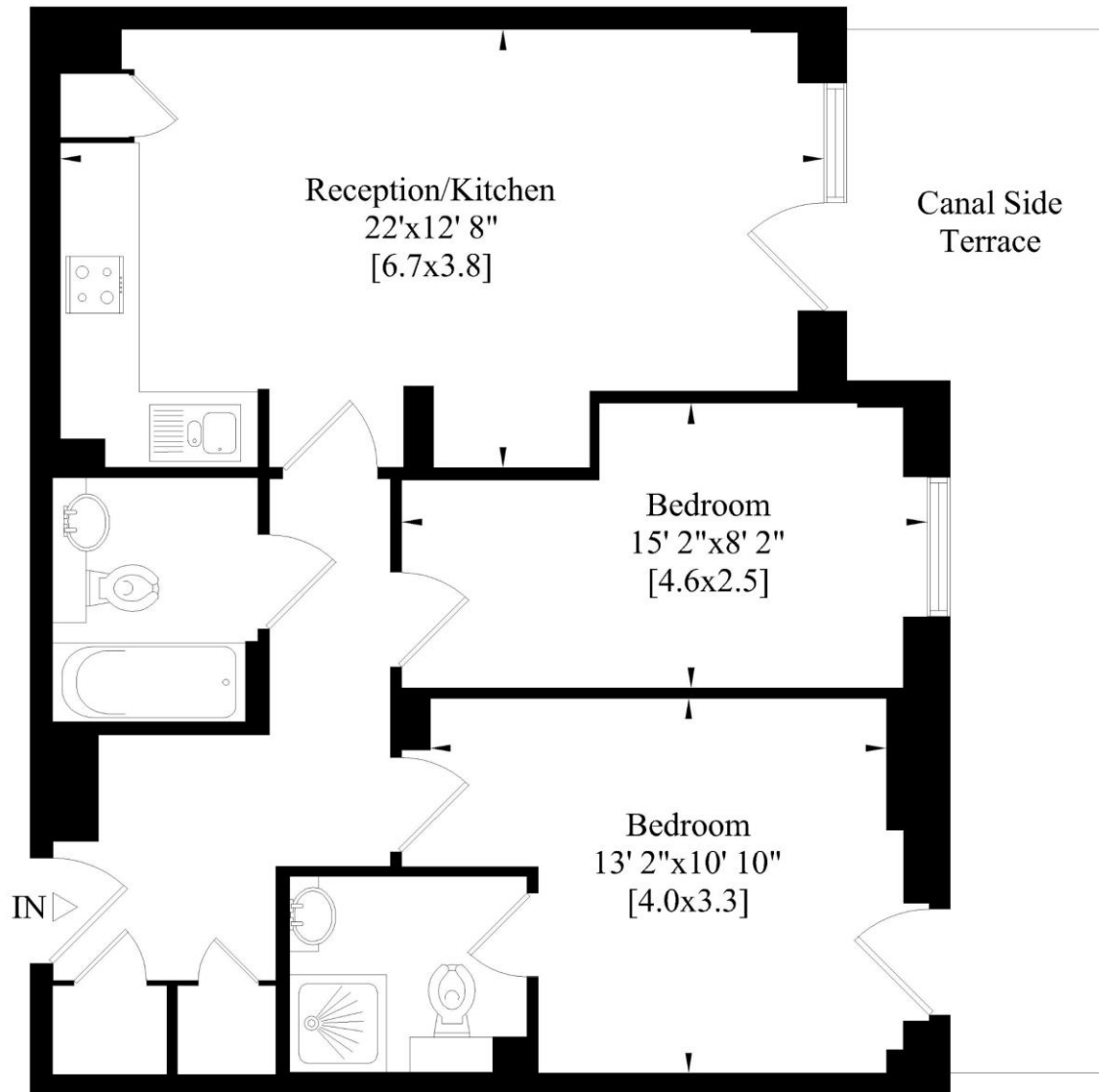
Asking Price: £595,000 Leasehold

A two bed/two bath ground floor apartment in a modern Canalside block convenient for all modes of public transport, Camden High Street, Camden Lock and Stables. Less than a mile to Granary Square, Coal Drops Yard and Kings Cross Station.

- Two bedrooms
- Two Bathrooms
- Open Plan Living Room/Kitchen
- Terrace
- Private Parking
- Chain Free
- Leasehold (139 years remaining)
- Service Charge: £3,900 p/a
- Ground Rent: £375 p/a
- Council Tax: Band E - £2,322,42 p/a (Camden)
- Approx Sq Ft: 709
- Rental Estimate: £2,500 pcm



Star Wharf NW1  
Gross Internal Area:  
66 Sq. metres  
709 Sq. feet



**Ground Floor**

Whilst every attempt has been made to ensure the accuracy of this floor plan, measurements of doors, windows and rooms are approximate. For identification purposes only. Not to scale.©

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.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	<b>A</b>	
(81-91)	<b>B</b>	
(69-80)	<b>C</b>	
(55-68)	<b>D</b>	
(39-54)	<b>E</b>	
(21-38)	<b>F</b>	
(1-20)	<b>G</b>	
<i>Not energy efficient - higher running costs</i>		
	76	83
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	