

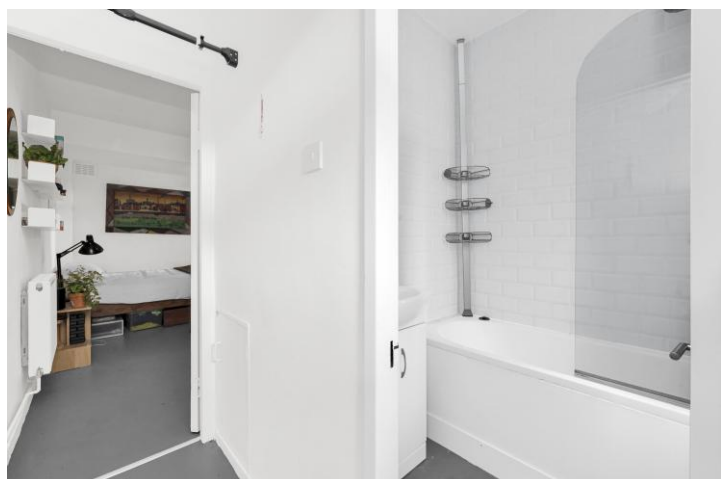
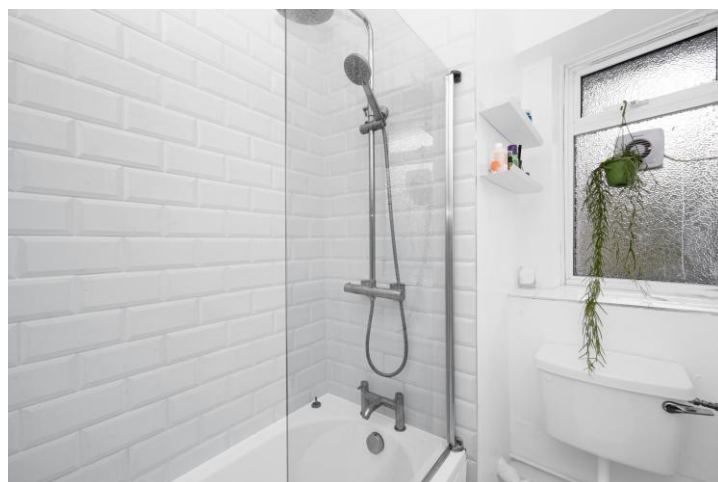


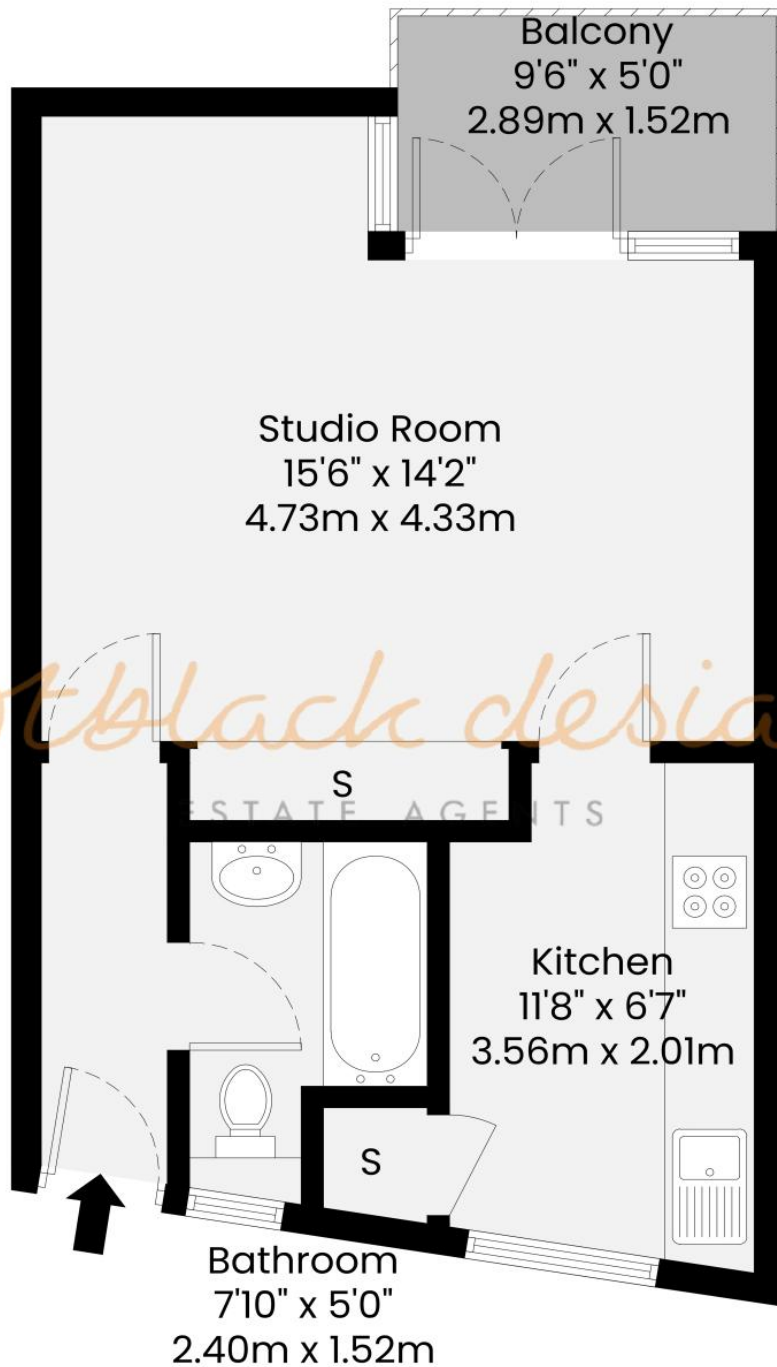
Soane Court, St. Pancras Way, London, NW1 9EG

Asking Price: £275,000 Leasehold

A superb second floor studio flat refurbished by the current owner and featuring a separate kitchen and a good size balcony with attractive, leafy views. The flat is well located for public transport. Regents Park, Kings Cross, Camden Lock, The City and West End are all within easy reach.

- Leasehold 102 years
- 2nd Floor
- Balcony
- Separate Kitchen
- Qualifies For Resident Parking Permit
- EPC C
- Service charge £1,600 pa
- Ground rent £10 pa
- Council Tax Band B
- Rental Estimate £1650 - £1700 pcm





Second Floor

GROSS INTERNAL AREA (GIA)
The footprint of the property
34.2 sq m / 368 sq ft

TOTAL STORAGE SPACE
Storage and wardrobe total area
1.5 sq m / 16 sq ft

EXTERNAL FEATURES
Garden, Balcony, Terrace, Verandah etc.
3.8 sq m / 40 sq ft

RESTRICTED HEAD HEIGHT
Limited use area under 1.5m
0.0 sq m / 0.0 sq ft

Disclaimer : Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floorplan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

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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 RIICS 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.

The Insider's Guide – A Perspective From The Owner

Living at 16 Soane Court was the best of all worlds for me as a young doctor, at a hectic and exciting time in my life. Waking up to light pouring through the French doors onto my balcony, looking out across trees, lawns, daffodils, and hedgerows, it was sometimes hard to believe I was in central London.

And yet I could be at work in Bloomsbury, or meeting friends for a spontaneous dinner in Soho or coffee in Hackney, all within 30 minutes. On summer mornings, I sometimes opted for a slower commute, walking through Regent's Park, or set off later after a coffee on the balcony.

Ambling up to Hampstead Heath for a swim in the ponds, yoga on Primrose Hill, or a twenty-minute stroll along the Regent's Canal to catch the Eurostar at St Pancras, all made me feel very lucky to live there.

My neighbours deserve a special mention. An art teacher on one side and a young family on the other both made me feel incredibly welcome when I first moved in, and when allotments were set up in the communal gardens, I was offered one without asking!

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

