



# St. Pancras Way, Camden Town, NW1

Guide Price: £685,000

Benham  
& Reeves

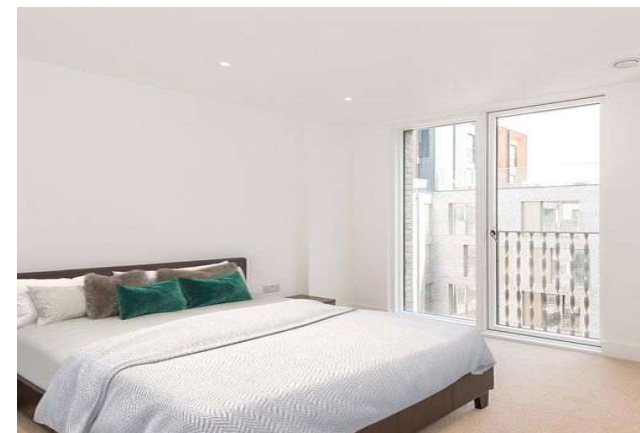
# St. Pancras Way, Camden Town, NW1

 2 Bedroom (s)  1 Bathroom (s)  Leasehold

Set on the 4th floor (with lift access) of this contemporary development, this immaculately presented apartment comprises a large open plan double reception room with dining space, sizable floor-to-ceiling windows affording lots of natural daylight and sliding doors opening directly to a private balcony. There's a fully fitted kitchen with stone worktop, integrated appliances and a breakfast bar, two double bedrooms with built-in wardrobes, a family bathroom and a large utility room with plenty of storage space.

Further benefits include large double-glazed windows throughout, multi-channel under floor heating, air ventilation system, digital heating thermostats, LED spotlighting, hard wood floors in the reception & hallway and luxury comfort carpet in the bedrooms. The residents also enjoy a concierge service, CCTV, residents' water-fountain courtyard, communal roof gardens, bike store and parcel room.

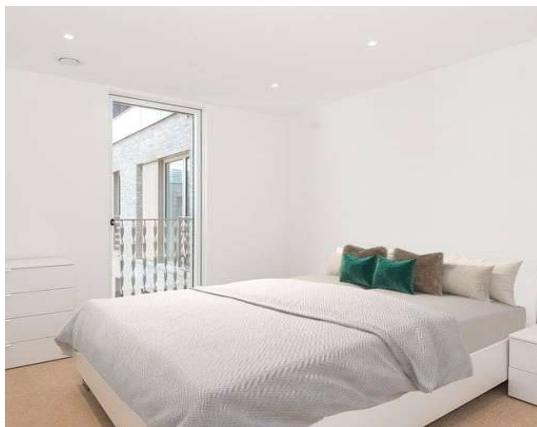
Camden Town is internationally renowned as one of the most dynamic places in the UK. Famed for its alternative fashion, acclaimed music scene and the well-known Camden Market. The High Street offers a wealth of convenience stores, shops, cafés, local bars and restaurants. Camden Town is also home to a large, diverse residential community and a thriving business environment. The property is ideally placed for access to a number of transport stations, including Camden Road Overground Station and Camden Town Underground Station (Northern Line). There is also a wide selection of local buses available (29,46,134,214,253,274, C2, N20, N29, N253 & N279) along Camden Road.





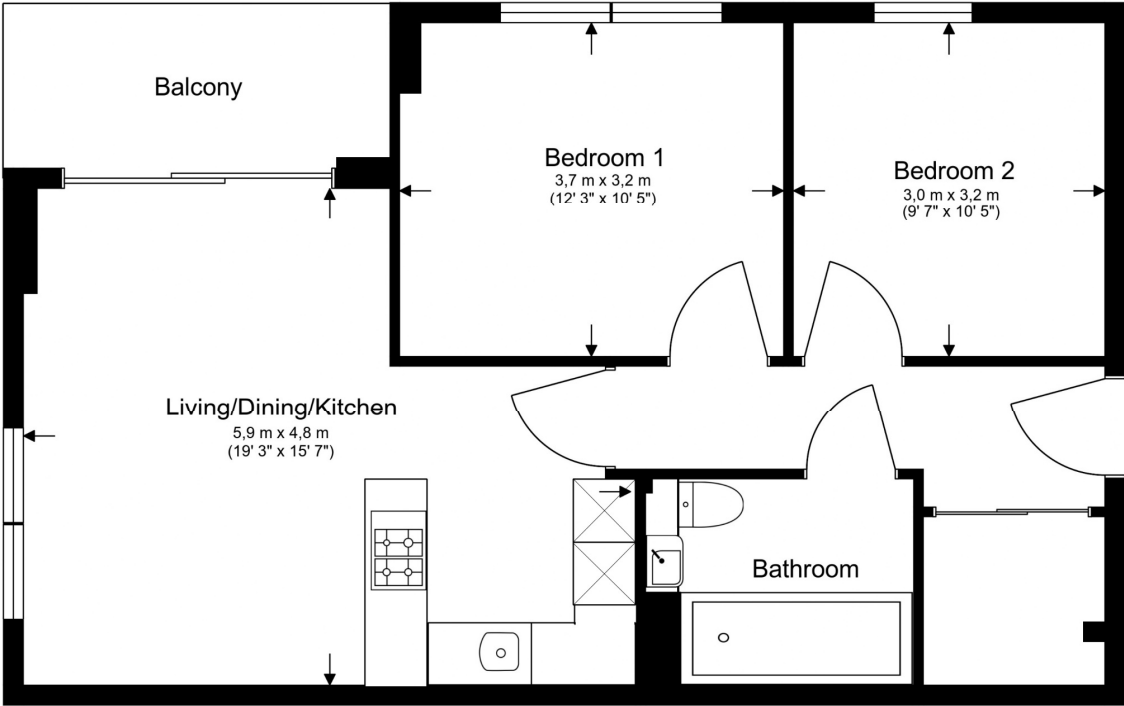
## Property Features:

- Two Double Bedrooms
- Bathroom
- Double Reception Room
- Open Plan Kitchen
- Private Balcony



## 4th Floor

Total Gross Internal Area  
65 Sq/m - 700 Sq/ft



Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>	<b>84</b>	<b>84</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>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

## Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

Guide Price:	£685,000
Tenure:	Leasehold Expires 09/05/3014 Approximately 990 Years Remaining
Ground Rent:	£675.00 (per annum) 2024
Service Charge:	£5,105.00 approx. (per annum) 01.12.2023 - 30.11.2024
Anticipated Rent:	£2,708.00 pcm Approx. 4.7% Yield

## Viewings:

All viewings are by appointment only through our Dartmouth Park Office.

Our reference: HIG220202

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W: [www.benhams.com](http://www.benhams.com)

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