



Star Wharf

40 St. Pancras Way, NW1

Asking Price £895,000

A large (in excess of 1,000 sq. ft.), modern two bedroom apartment with private balcony overlooking Regent's canal. Positioned on the second floor of this well maintained and popular purpose built block. The accommodation consists of two good sized bedrooms and two modern bathrooms, one of which is en-suite. The reception/dining room has floor to ceiling windows backing on to the canal and leads into a well fitted kitchen. Off the dining area is a delightful private balcony with views along Regents canal toward the fabulous new Kings Cross development. The property also benefits from secure underground parking.



Star Wharf

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- Two double bedrooms
- Two bathrooms
- Spacious living area
- Underground parking
- Balcony overlooking the canal



Located between Camden Town and the new Kings Cross development, both of which can be reached by foot along the Regent's canal. Camden Town underground and overground are in close proximity as is Kings Cross with the International Eurostar terminal at St Pancras.

Tenure: Leasehold with 139 years remaining.

Service Charge: £5177 per annum.

Ground Rent: £350 per annum.

Local Authority: London Borough of Camden

Council Tax Band: F

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(92-100)	B		
(81-91)	C	81	84
(69-80)	D		
(55-68)	E		
(39-54)	F		
(21-38)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Chestertons Camden & Kentish Town Sales

99-101 Parkway

Camden

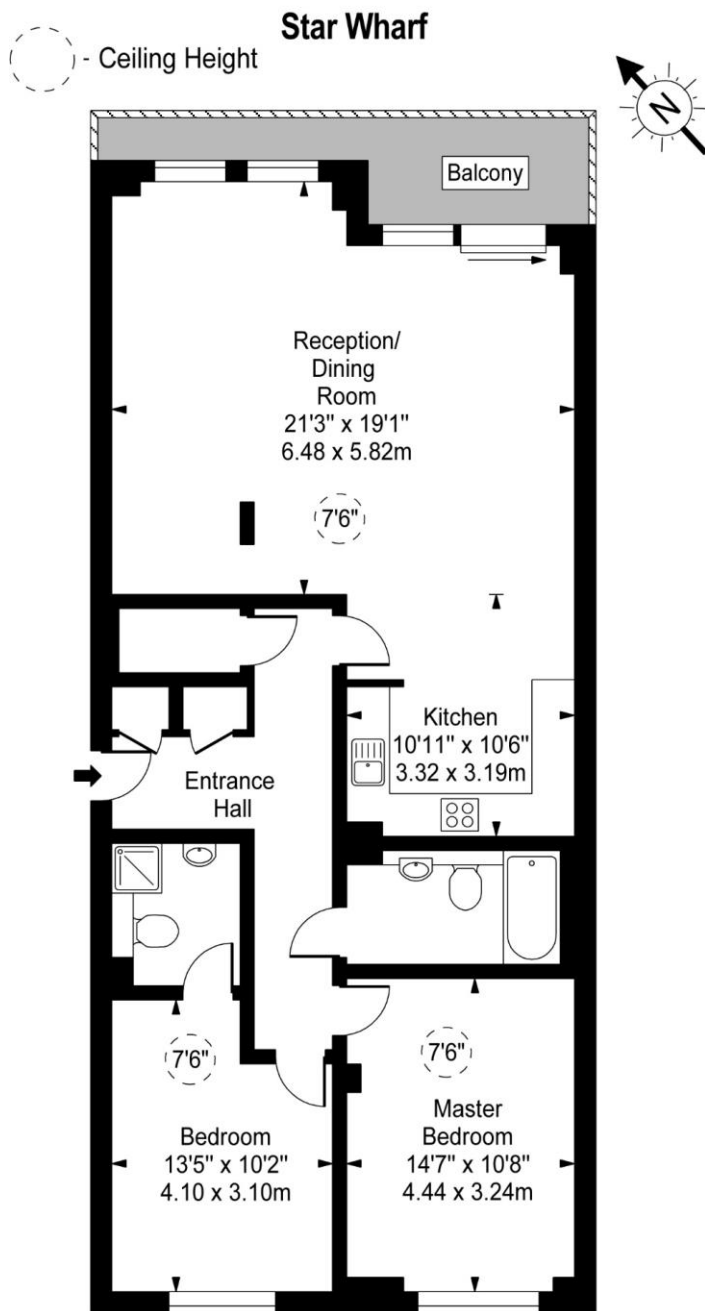
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Gross Internal Area - 1056 Sq Ft - 98.10 Sq M

Approx Gross Internal Area 1056 Sq Ft - 98.10 Sq M

For Illustration Purposes Only - Not To Scale

www.goldlens.co.uk

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