

# MATTHEW JAMES

Residential Sales • Lettings • Management



St. Marys Flats Doric Way, London, NW1 1LB

**Asking Price £510,000**

We offer for sale a fourth floor three bedroom flat with lift access requiring decorating and updating in parts. Located centrally and close to London Euston and St Pancras International Stations, whilst to the west and within walking distance are the wide open green spaces of Regents Park, Camden Town with its famous bustling market is a short walk north and well located for access to both Central and the West End of London with its array of attractions. Available for sale chain free. New 250 Year Lease. Mixed Tenure Block.

**Fourth Floor**  
Lift and stair access.

**Hallway**

**Living Room**



**Kitchen**



**Bedroom One**



**Bedroom Two**



**Bedroom Three**



**Bathroom/W.C.**

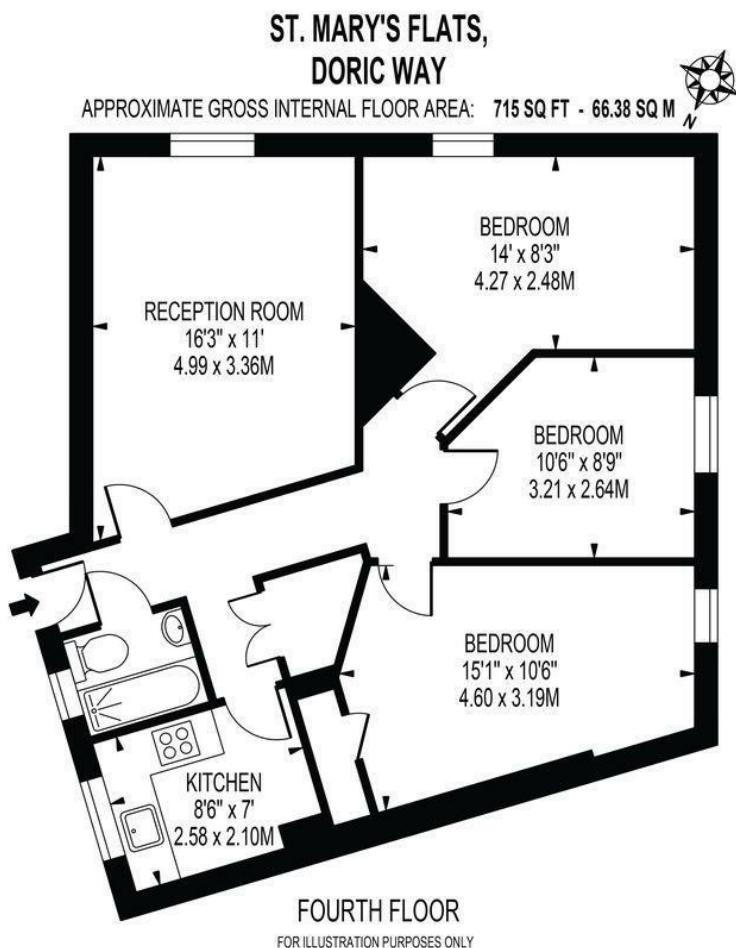


**Additional Information**



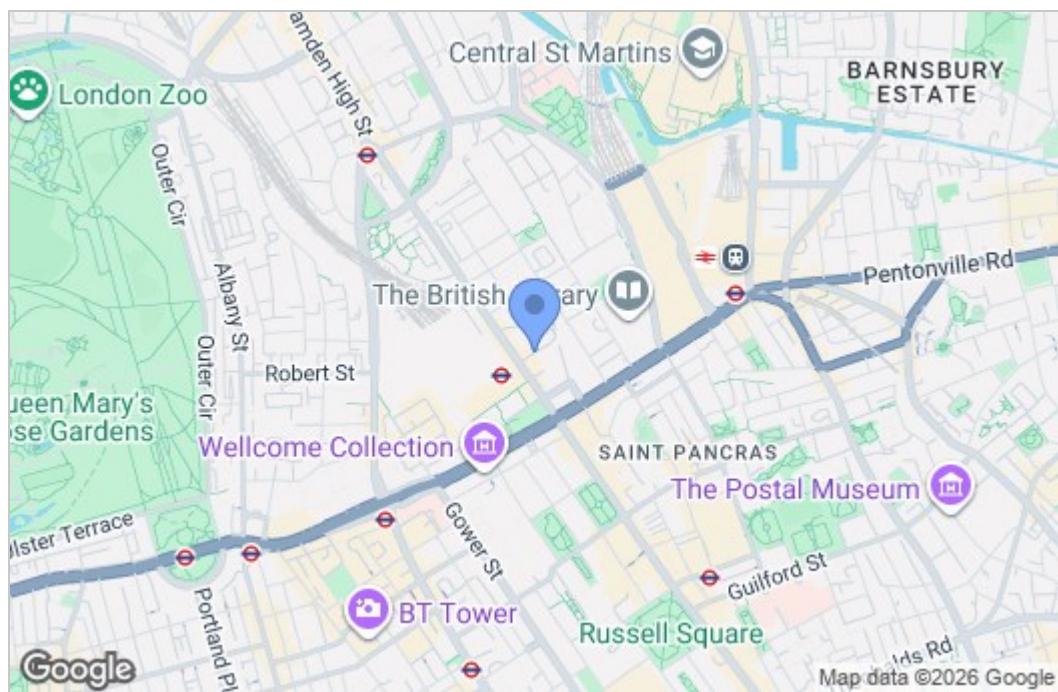
Camden Council Tax Band D  
New 250 Year Lease  
Service Charges - £1033  
Ground Rent - Zero  
Mixed Tenure Housing

## Floor Plan



THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.  
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.  
ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

## Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Energy Efficiency Graph

