

# MATTHEW JAMES

Residential Sales • Lettings • Management



St Pancras Way, Camden, NW1 9NG

**£2,800 Per Calendar Month**

A bright three double bedroom second floor purpose built flat in a prime location for access to Camden Towns shops, restaurants and famous street market. This property benefits from good dimensions and a balcony to the rear. Available from 16th May. Furnished.

## 2nd Floor

### Entrance Hall

Three large storage cupboards. Laminate wood flooring throughout the flat.

### Reception 17'5" x 10'10" (5.3 x 3.3)



This bright room has large double glazed windows (double glazed throughout the flat) with views towards Camden Town. Door leading to rear balcony.

### Kitchen 13'1" x 7'7" (4.0 x 2.3)



Accessed either from the reception via double doors or directly from the hallway. A full range of fitted wall and base units, freestanding fridge freezer, oven with four ring gas hob, washing machine and fitted cupboard housing 'instant heat' combination boiler.

### Bedroom One 11'6" x 9'2" (3.5 x 2.8)



Built in wardrobes.

### Bedroom Two 11'6" x 6'7" (3.5 x 2.0)



Built in wardrobe.

### Bedroom Three 13'1" x 10'2" (4.0 x 3.1)



Built in wardrobe.

### Bathroom

White panel enclosed bath with pedestal wash basin.

### Separate Cloakroom

W.C.

### Exterior

Balcony with room for a table and two chairs.

## Front Elevation



## Additional Information

Camden Council Tax Band D

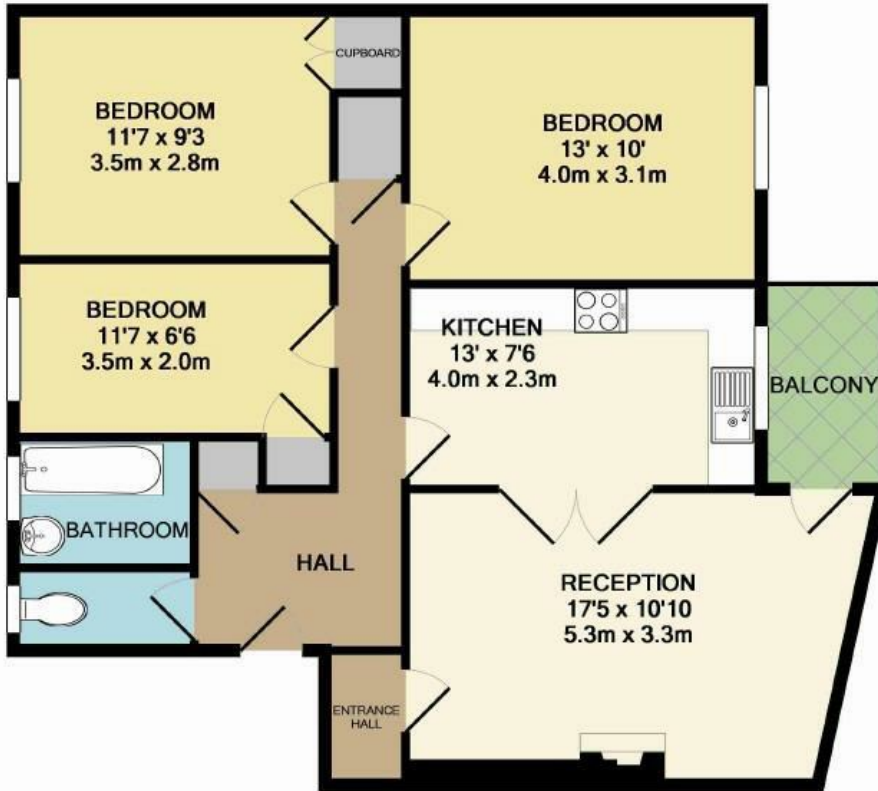
Holding Deposit Equivalent To One Weeks Rent eg.

1 x £646 = £646

Full Deposit Equivalent To Five Weeks Rent eg. 5 x

£646 = £3,230

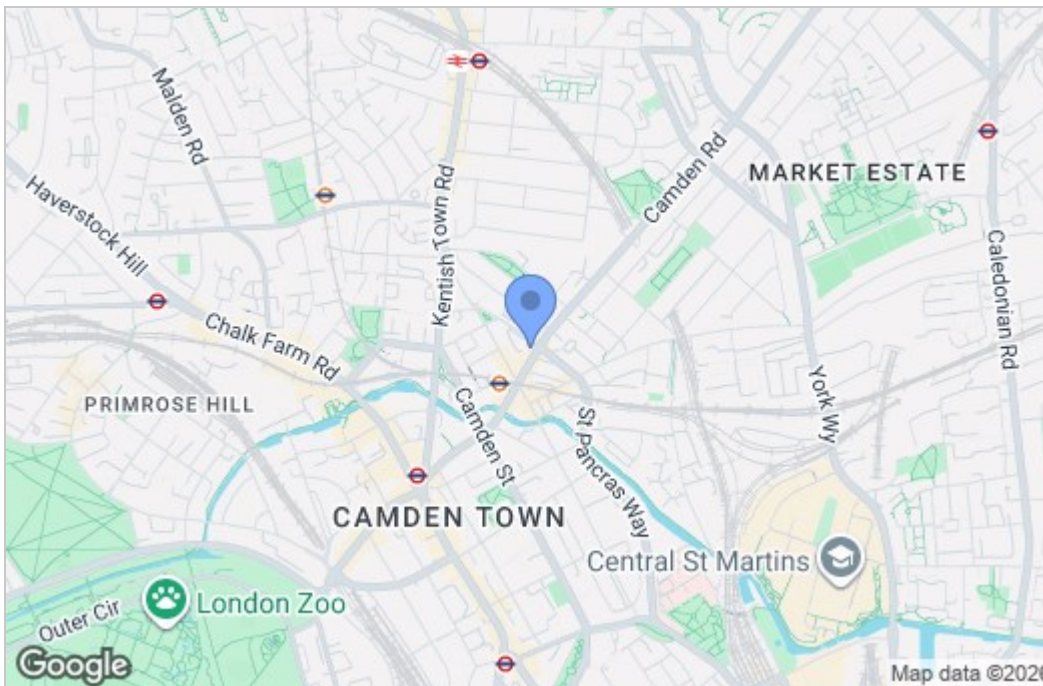
# Floor Plan



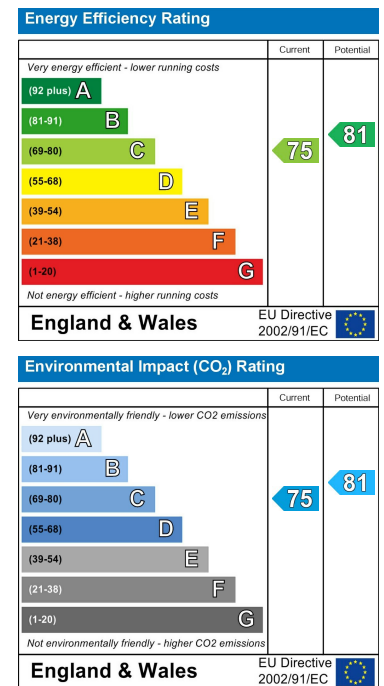
TOTAL APPROX. FLOOR AREA 814 SQ.FT. (75.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan illustrated, all measurements are approximate and no responsibility is taken for any error, omission or mis-statement. Where appropriate measurements are taken to the rear of wardrobes and into bays. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances have not been tested and no guarantee as to their operability can be given.  
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# Area Map



# Energy Efficiency Graph



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.

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