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Flat 24 Star Wharf, 40 St. Pancras Way, London, NW1 0QX

# **Flat 24 Star Wharf, 40 St. Pancras Way, London, NW1 0QX**

## **£3,450 Per Month**

Discover the epitome of luxury living with this stunning 2-bedroom apartment set on the 3rd floor of the impressive Star Wharf. Whether furnished or unfurnished, this property offers an open-plan design and picturesque views that exude sophistication.

Perched on the bank of The Grand Union Canal, this apartment boasts impressive views from its two private balconies, offering a constant and welcome reminder of your connection to nature.

Inside, you'll find two brilliantly sized double bedrooms and two generously sized modern bathrooms. One of the bedrooms features an en-suite bathroom and access to a private balcony, making it the natural first choice.

Conveniently located near Camden, Kings Cross, Granary Square, and Coal Drops Yard, this development provides easy access to some of the most vibrant parts of the city. The entrance to The Grand Union Canal is just seconds away, inviting you to explore vast stretches of the Capital.

Additional amenities include private underground parking, bike storage, and a gym within the building.

Experience the best of urban living in this luxurious apartment in Star Wharf.

For more information or to arrange a viewing, please contact us today.

Hunters Camden Lettings 86 Camden Road, Camden, NW1 9EA | 020 7916 0313  
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## Living Room

This open-plan living space is perfect for those who appreciate spacious, airy environments. It offers a comfortable area for relaxing, entertaining guests, and even working from home, providing ample room that city dwellers often miss.

The living area is equipped with modern appliances, including a dishwasher and fridge freezer, ensuring convenience and ease of living.

Moreover, this room features an expansive balcony with picturesque views overlooking Regent's Canal, adding an extra touch of tranquility and charm to your living experience.

## Bedrooms

This impressive apartment offers two spacious bedrooms, each designed to provide comfort and flexibility for its residents.

The master bedroom is exceptionally large and features an en-suite bathroom for added convenience and privacy. Additionally, this bedroom boasts a private balcony with stunning views overlooking the canal, creating a serene and picturesque retreat.

The second bedroom is equally spacious and versatile, making it perfect for use as either a bedroom or a home office. This flexibility allows you to tailor the space to your specific needs, whether you require a quiet working environment or an additional sleeping area.

Both bedrooms are designed with ample space, ensuring a comfortable and accommodating living experience.

## Bathroom

This stunning apartment features two modern bathrooms, offering convenience and comfort for its

residents. One of the bathrooms is an en-suite, providing privacy and direct access from the main bedroom. The en-suite is equipped with a shower, perfect for a quick refresh.

The second bathroom features a bathtub, allowing tenants to unwind and relax after a long day. This combination ensures that you have both the option for a refreshing shower and a soothing bath, catering to all your needs. Both bathrooms are designed with contemporary fixtures and finishes, enhancing the overall luxurious feel of the apartment.

## Balconies

This stunning apartment features two private balconies that offer breathtaking views of Regent's Canal and the surrounding natural scenery. These outdoor spaces provide the perfect setting to unwind and enjoy the serene atmosphere, creating a seamless connection between indoor comfort and the beauty of nature.

The balconies are ideal for morning coffee, evening relaxation, or simply taking in the picturesque vistas of the canal and lush greenery. These tranquil retreats are a highlight of the apartment, allowing you to experience the peacefulness of nature right at your doorstep.

## Gym Access

Residents of this impressive apartment building will enjoy exclusive access to a well-equipped on-site gym. This modern fitness facility offers a range of equipment to support your exercise routine, making it convenient to stay active and healthy without leaving the comfort of your home.

The gym provides a variety of machines and free weights, catering to all fitness levels and preferences. Whether you're into cardio, strength training, or just looking to maintain a healthy lifestyle, this amenity

ensures that your fitness needs are met just steps away from your apartment.

## Travel

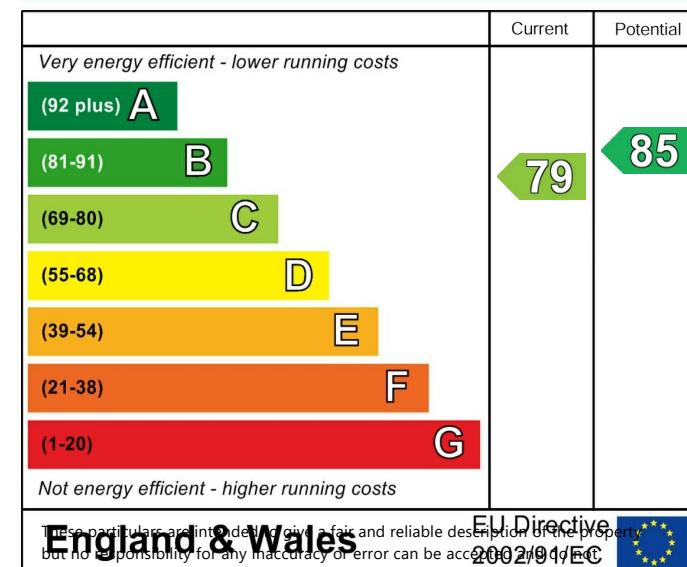
Nearest Stations:

- Camden Road (0.2 miles)
- Camden Town (0.4 miles)
- Mornington Crescent (0.5 miles)

## Additional Information

- Council Tax Band: F
- EPC Rating: C
- Holding Deposit: £796.15
- Deposit Payable: £3,980.00

## Energy Efficiency Rating

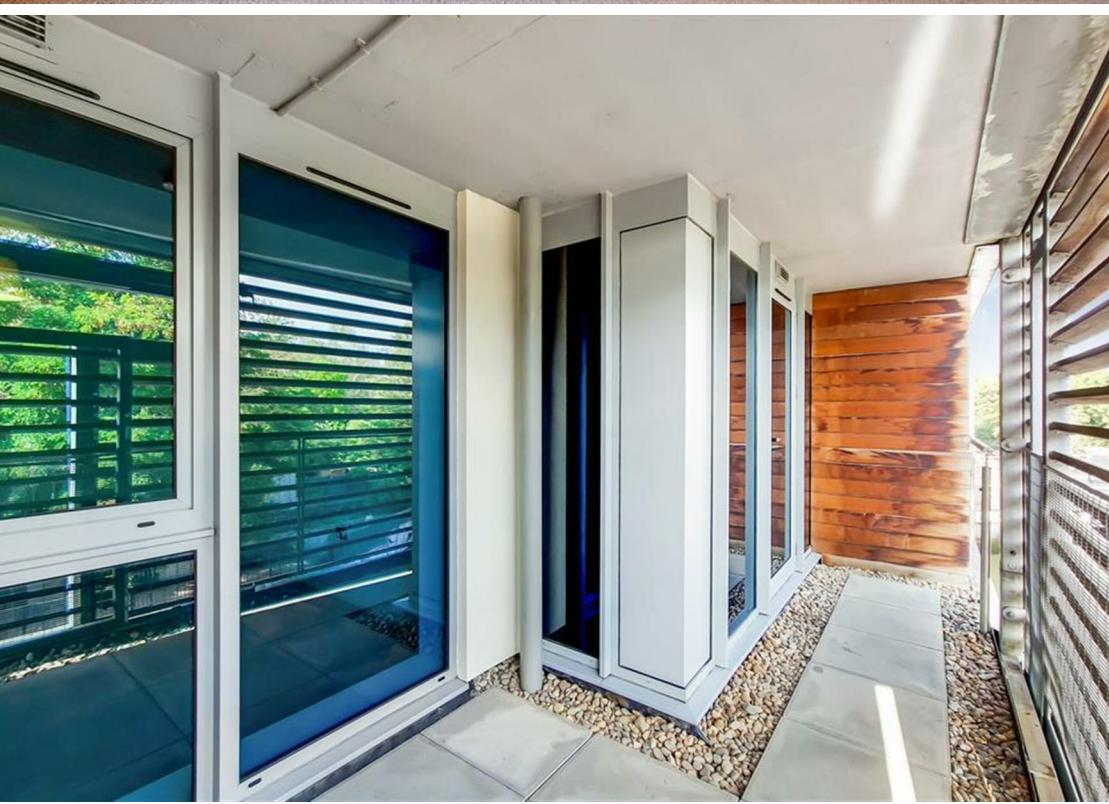


These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted. All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

EU Directive  
2002/91/EC







## Floorplan

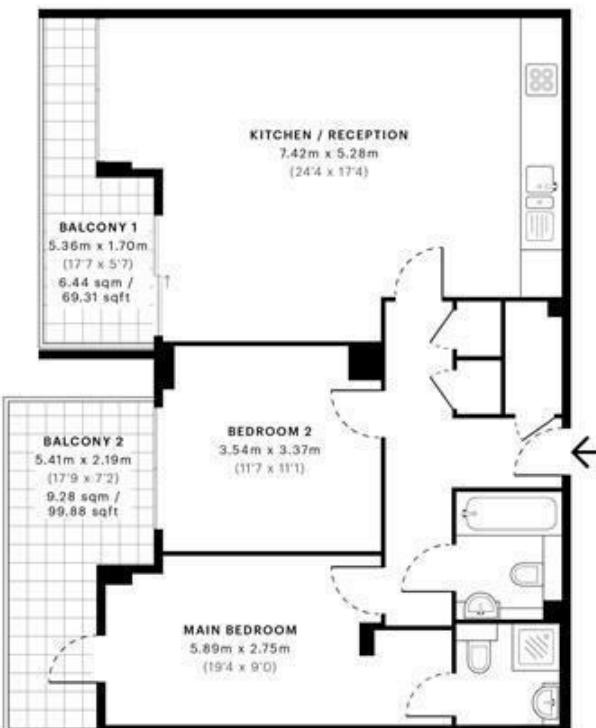
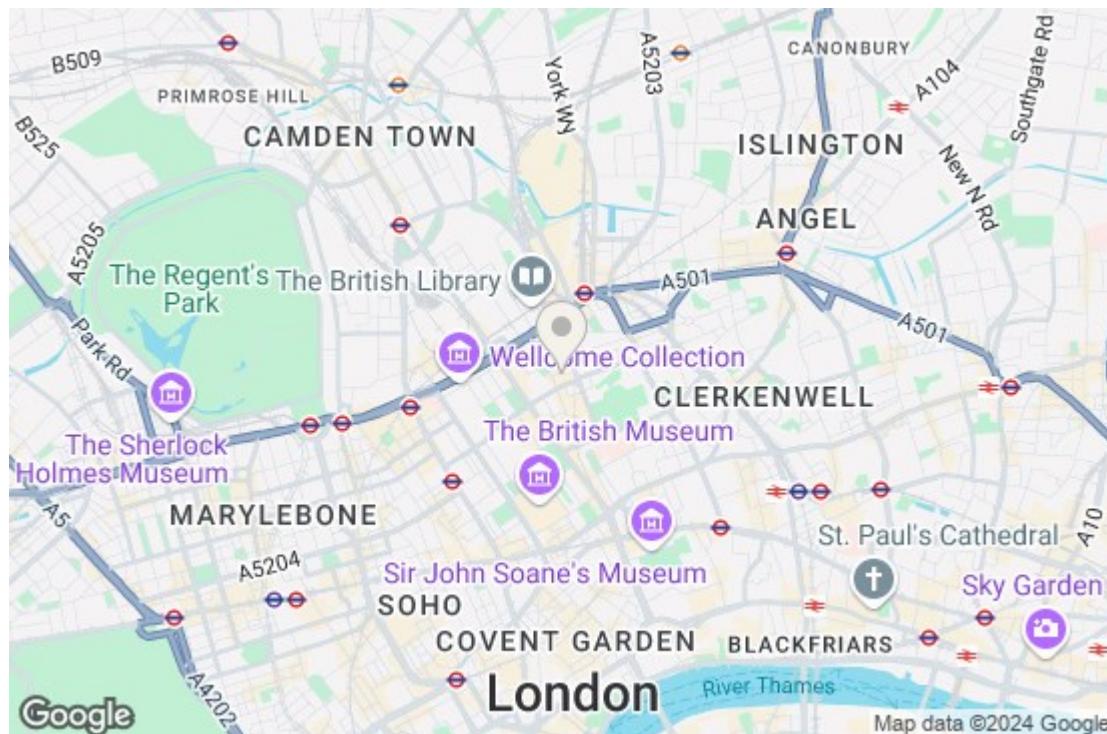


Star Wharf, NW1

CAPTURE DATE: 30/08/2022 LASER SCAN POINTS: 68,162,609

GROSS INTERNAL AREA  
80.17 sqm / 862.94 sqft

### Area Map



— Third Floor

GROSS INTERNAL AREA (GIA)  
The total area of the property  
80.17 sqm / 862.94 sqft

NET INTERNAL AREA (NIA)  
The area of the property available for habitation, including floor height  
77.04 sqm / 829.25 sqft

EXTERNAL STRUCTURAL FEATURES  
Balconies, terraces, verandas etc.  
15.72 sqm / 169.21 sqft

RESTRICTED HEAD HEIGHT  
Limited use area under 1.8m  
0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with  
Royal Institution of Chartered Surveyors' Property Measurement Standards.  
Plots and gardens are illustrative only and excluded from all area calculations.  
Due to rounding, numbers may not add up precisely.  
All measurements shown for the individual room lengths and widths  
are the maximum points of measurements captured in the scan.

APPS RESIDENTIAL: 96.93 sqm / 1043.35 sqft  
APPS COMMERCIAL: 93.06 sqm / 1013.58 sqft  
APPS TOTAL: 620.96 sqm / 6756.93 sqft