

## £312,500 Shared Ownership

St Pancras Way, London NW1 0QH



- Guide Dual Income £86.3k 20% deposit £62.5k
- Fourth Floor (building has a lift)
- Views Over Grand Union Canal
- Regent's Park within Easy Reach
- Guide Single Income £90k 30% deposit £93.8k
- Approx. 658 Sqft Gross Internal Area
- Camden Road/Town Stations Nearby
- Short Walk to King's Cross/St Pancras Int.

## GENERAL DESCRIPTION

**SHARED OWNERSHIP** (Advertised price represents 50% share. Full market value £625,000). A rare opportunity to purchase a shared ownership apartment in such an enviable location. The beautifully-presented property is on the fourth floor and has been redecorated by the current owners. Updated features include an attractive new kitchen and a bathroom with large-format, bianco carrara style wall and floor tiles. There are two spacious double bedrooms and the apartment faces rearwards, overlooking Regent's Canal. Well insulated walls, modern double glazing and gas central heating make for a very good energy-efficiency rating. Camden Road (London Overground) and Camden Town (Northern Line - both branches) are the nearest stations plus King's Cross and St. Pancras International are only a short walk away offering an exceptional array of destinations. A wide variety of places to eat out can be found in the local area and the green spaces of Regent's Park and Primrose Hill are also within easy reach.

**Housing Association:** A2Dominion.

**Tenure:** Leasehold (125 years from 31/08/2007).

**Minimum Share:** 50% (£312,500). The housing association will expect that you will purchase the largest share affordable.

**Shared Ownership Rent:** £673.49 per month (subject to annual review).

**Service Charge:** £189.64 per month (subject to annual review).

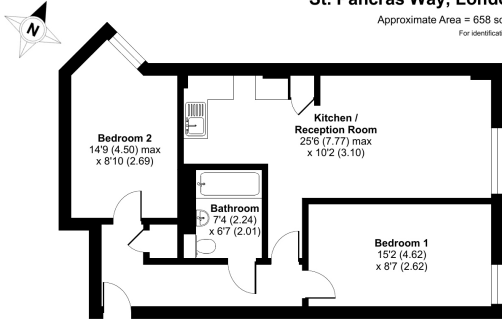
**Guideline Minimum Income:** Dual £86,300 (based on minimum share and 20% deposit £62,500) | Single £90,000 (minimum share, 30% deposit £93,750).

**Council Tax:** Band D, London Borough of Camden. Priority is given to applicants living and/or working in this local authority.

This property is offered for sale in the condition seen. The housing association does not warrant to carry out any remedial or redecoration work of a cosmetic nature unless specifically advised in writing. As a general rule, fitted domestic appliances are included in the sale; non-fitted appliances are not. If you require confirmation, you must request this in writing from Urban Moves. The information in this document supersedes any information given verbally either in person or by telephone. Pets not permitted (except assistance animals). There is no parking space offered with this property.

**St. Pancras Way, London, NW1**

Approximate Area = 658 sq ft / 61.1 sq m  
For identification only - Not to scale



**FOURTH FLOOR**

ⓘ Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © Urban Moves 2024. Produced for Urban Moves. REF: 1226595

## DIMENSIONS

### FOURTH FLOOR

#### Entrance Hallway

**Reception**  
14' 6" x 10' 1" (4.42m x 3.08m)

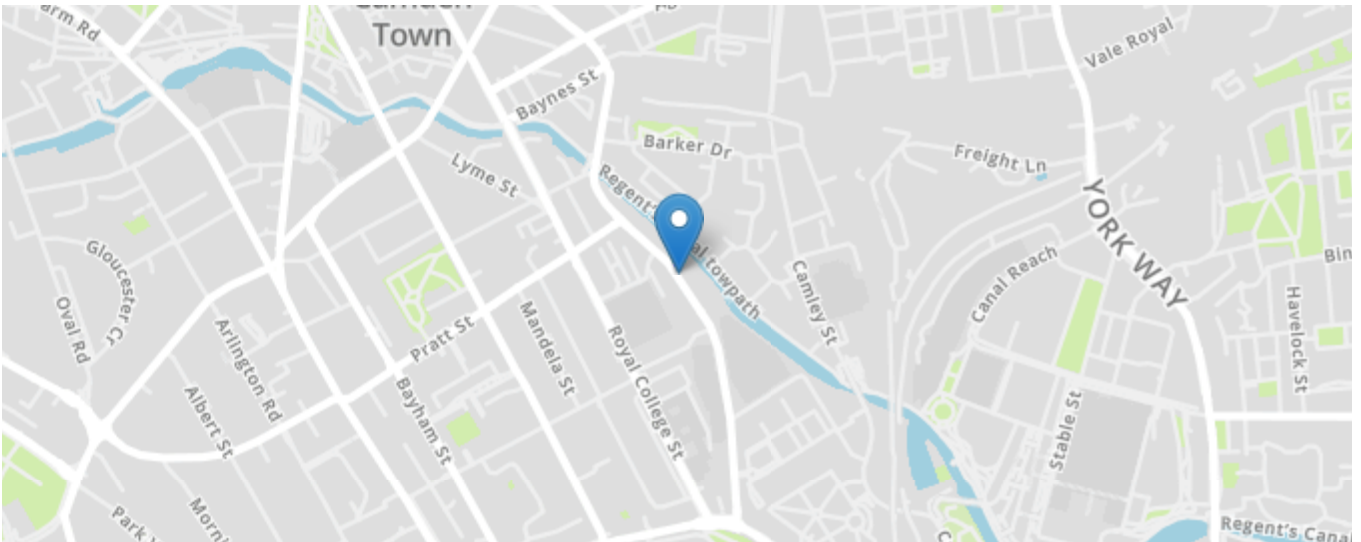
**Kitchen**  
10' 9" x 7' 3" (3.27m x 2.22m)

**Bedroom One**  
15' 1" x 8' 7" (4.60m x 2.61m)

**Bedroom Two**  
11' 10" x 8' 10" (3.60m x 2.68m)

**Bathroom**  
7' 5" x 6' 6" (2.26m x 1.97m)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	<b>82</b>	<b>83</b>
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	



All content shown is to be used as a general guideline for the property. None of the contents of this document constitute part of an offer or contract. All measurements, photographs, floor-plans and data provided are only a guideline and should not be relied upon.