



Let **UK** Home

**2 Bedrooms**

**Flat**

**Located in London**

**£3,683 Per Month**



[info@letukhome.co.uk](mailto:info@letukhome.co.uk)

<https://www.letukhome.co.uk/>

01795 358 886



# 80 St. Pancras Way London

NW1 9DN



Let UK Home are delighted to offer this stunning two bedroom apartment located in 80 St. Pancras Way, London NW1.

The flat comprises a spacious open kitchen with a stylishly attached dining area, a magnificent living room leading to a large private balcony with great views, two bright bedrooms (master with built-in wardrobes and ensuite), one modern family bathroom and ample storage.

This modern residential building is fully equipped with convenient lifts. The community is fitted with secure access control systems and fully furnished with essential home appliances to meet all daily living requirements.

Located in London's prime education zone, University College London (UCL) and Central Saint Martins College of Art and Design (CSM) are within walking distance. Numerous world-renowned universities are easily reachable via public transport.

Camden Town Tube Station is just a short walk away. King's Cross St. Pancras International Station, Europe's major transport hub, is accessible on foot or by short ride. It connects multiple underground lines, Eurostar international high-speed trains and intercity rail services, offering seamless travel across London and major European cities including Paris and Brussels. Close proximity to Camden Road Overground Station also enables fast east-west travel across the capital.

Within walking distance lie Camden Market and Coal Drops Yard, home to

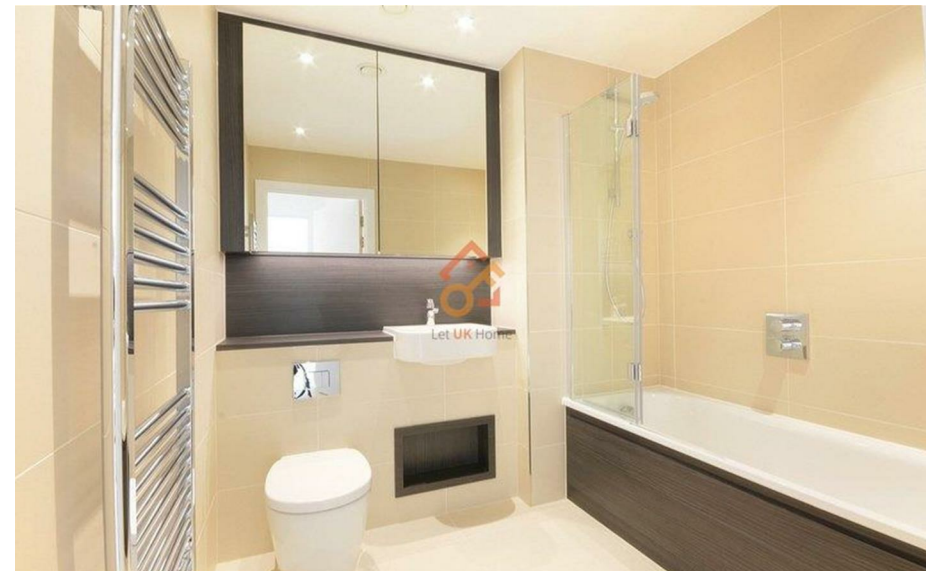
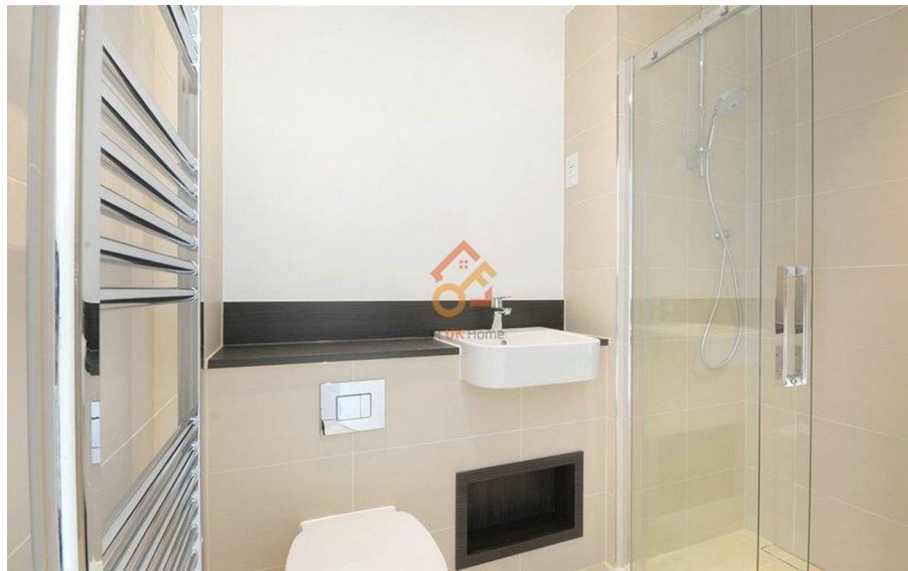
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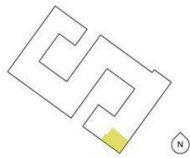
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- 1st Floor
- Secure Access Systems
- Close to local shops
- Close to universities

- Lifts
- Fully Furnished
- Close to transport links
- EPC Rating: B





## Dickens House

**Living/Dining/Kitchen**  
18'8" x 15'1" (5700 x 4600mm)

**Master Bedroom**  
12'7" x 9'9" (3900 x 3000mm)

**Bedroom 2**  
13'2" x 8'8" (4000 x 2700mm)

**TOTAL AREA**  
809.6 sq ft (75.2 sq m)



Let **UK** Home

3F 2 Eastbourne Terrace  
Paddington  
London  
W2 6LG

01795 358 886

info@letukhome.co.uk

**Council Tax Band: E**

**Local Authority:**

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

| Energy Efficiency Rating                    |                         | Current | Potential |
|---|-------------------------|---------|-----------|
| Very energy efficient - lower running costs |                         |         |           |
| (92 plus) <b>A</b>                          |                         |         |           |
| (81-91) <b>B</b>                            |                         | 85      | 85        |
| (69-80) <b>C</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 &amp; Wales</b>                  | EU Directive 2002/91/EC |         |           |

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