



**BUTLER & STAG**

St Pancras Chambers  
Euston Road | Kings Cross  
London | NW1



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# *A beautifully presented two bedroom apartment set in the iconic St Pancras Chambers development in Kings Cross.*

*Long Lease / Concierge / Fourth Floor / Historic Development / Strong Transport Links / High Ceilings*

*Asking price of £1,200,000 / Leasehold*

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A beautifully presented two bedroom apartment set in the iconic St Pancras Chambers development in Kings Cross.

Arranged over the fourth floor the apartment features a spacious open plan reception room with wooden floors and a modern kitchen with integrated appliances, double height ceilings, two double bedrooms with built in storage (one with an en-suite) and a further bathroom.

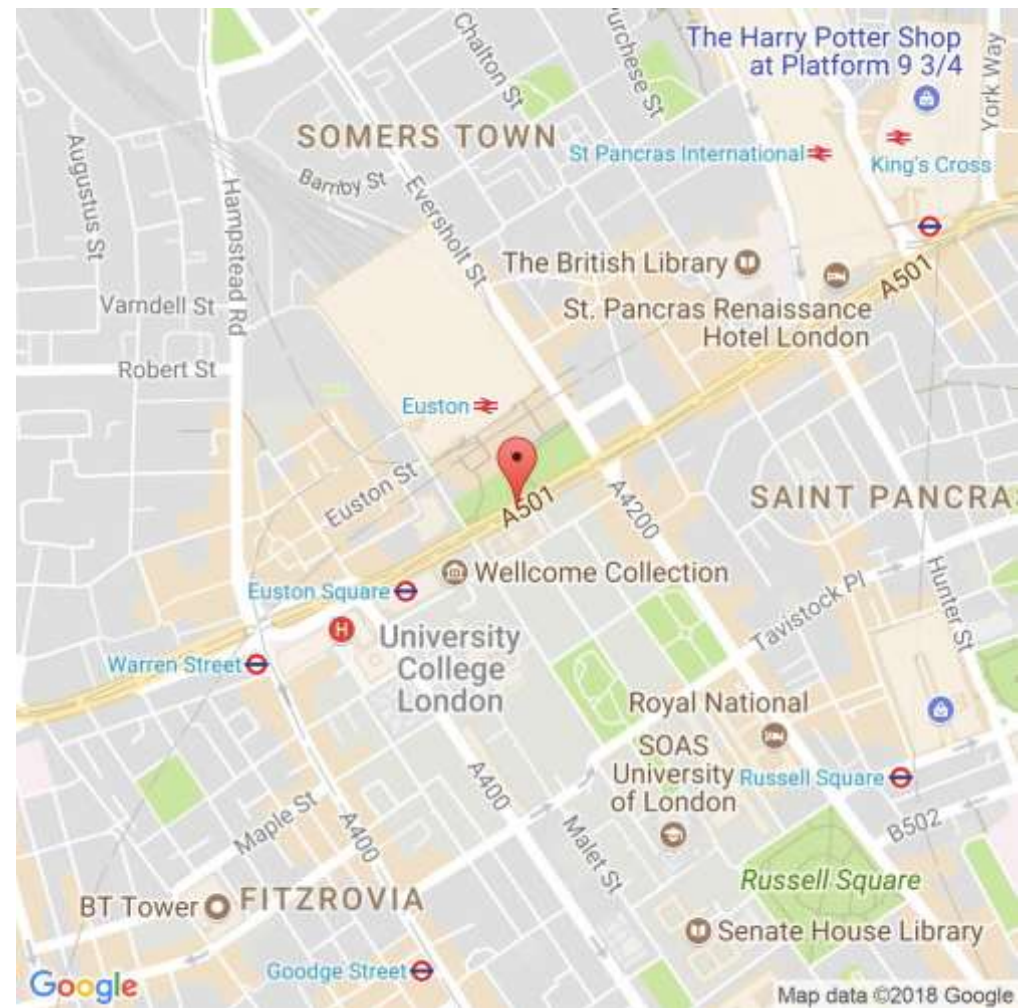
The property also benefits from a 24 hour concierge, lift, room service and is located at the much quieter rear side of the building.

The apartment is minutes from Kings Cross St Pancras station as well as all the bars, shops and restaurants on offer in the immediate vicinity.









Energy Efficiency Rating		Current	Target
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		50	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Target
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		67	66
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

## Butler & Stag

96a Curtain Road, Shoreditch, London, EC2A | 020 7613 5550 |  
shoreditch@butlerandstag.com | www.butlerandstag.uk

Important Notice - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.