



**NORTHIAM CROMER STREET, LONDON, WC1H**  
**£550,000 LEASEHOLD**

**A SPACIOUS TWO DOUBLE BEDROOM FLAT ON THE FIFTH FLOOR OF THIS CAMDEN EX-COUNCIL PURPOSE BUILT BLOCK.**

**This Building is ESW1 compliant.**

Lease is 109 years.

Service charge is 1.784 P/A to include Caretaker.

Ground rent is 10 P/A

Council tax is Band C 1593.8P P/A.

West End | 020 7240 3322 | westend@winkworth.co.uk

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## DESCRIPTION:

The property comprises two double beds, one bathroom and a good size separate kitchen. The flat has a good size lounge with a small balcony leading off it. The building has lift access. Cromer Street is located closely to London Kings Cross/St Pancras Stations (Eurostar) as well as Euston Station. The property is just a moments' walk to Marchmont Street also known as Marchmont village and the Brunswick Centre. The flat is within walking distance of UCL and SOAS University and London's West End. This property would make an ideal pied de Terre or rental investment.



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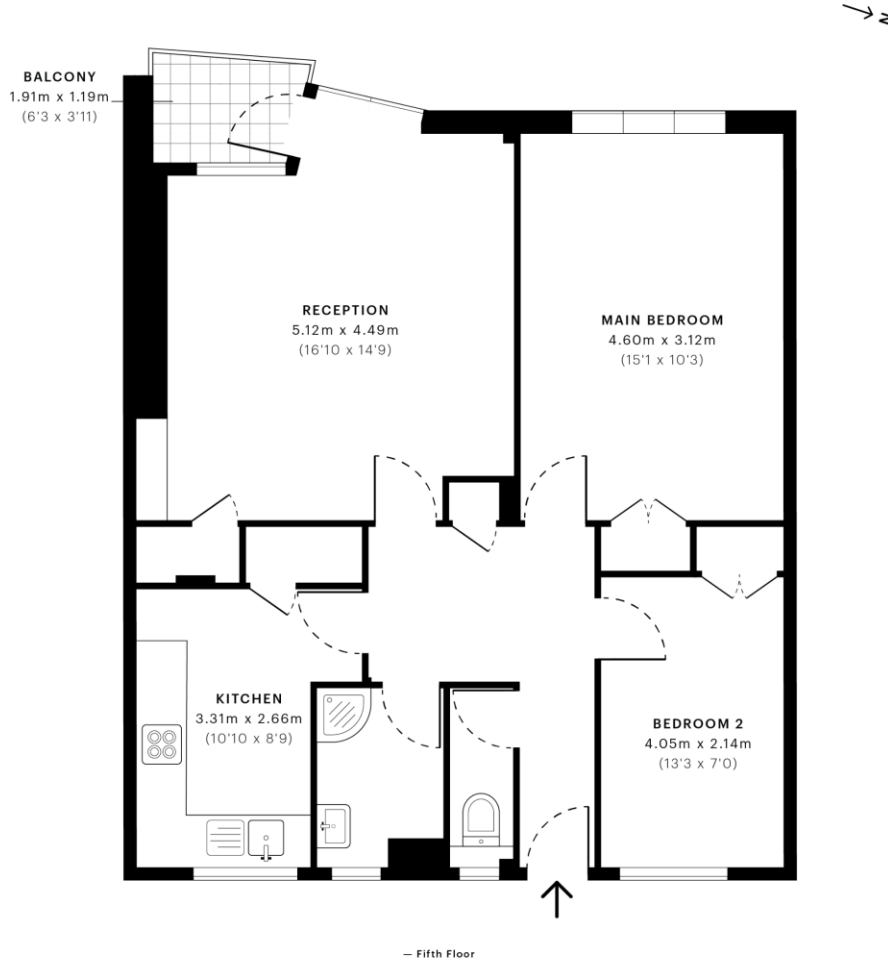
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	GROSS INTERNAL AREA (GIA) The footprint of the property 65.55 sqm / 705.57 sqft		NET INTERNAL AREA (NIA) Excludes walls and external features Includes washrooms, restricted head height 62.23 sqm / 669.84 sqft		EXTERNAL STRUCTURAL FEATURES Balconies, terraces, verandas etc. 2.00 sqm / 21.53 sqft		RESTRICTED HEAD HEIGHT Limited use area under 1.5 m 0.00 sqm / 0.00 sqft
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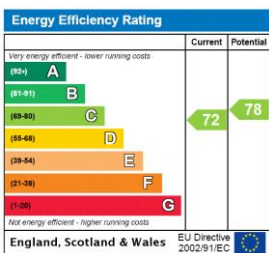


Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual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

IPMS 3B RESIDENTIAL 67.81 sqm / 729.90 sqft  
IPMS 3C RESIDENTIAL 64.70 sqm / 696.42 sqft

SPEC ID: 6262646a87999c0dff3d742a

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.



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