



**FABULOUS DUPLEX IN THE ICONIC ST  
PANCRAS CHAMBERS**

**ST. PANCRAS CHAMBERS**

EUSTON ROAD, NW1

Asking Price  
£1,400,000

**BERKSHIRE  
HATHAWAY**  
HOMESERVICES

LONDON

# PROPERTY DETAILS

<b>Guide Price</b> £1,400,000	<b>Square Footage</b> 1233
<b>Council Tax Band</b> G	<b>EPC</b> D
<b>Ground Rent</b> £650	<b>Service Charge</b> £20500
<b>Tenure</b> Leasehold	

A spacious two double bedroom duplex apartment with double height reception and additional mezzanine study area set within the iconic Grade I Listed St Pancras Chambers.

The building previously housed the Midland Grand Hotel, designed by George Gilbert Scott, which opened in 1873 and is widely accepted as one of the finest examples of Victorian Gothic Architecture.

A private parking space is included in the sale.

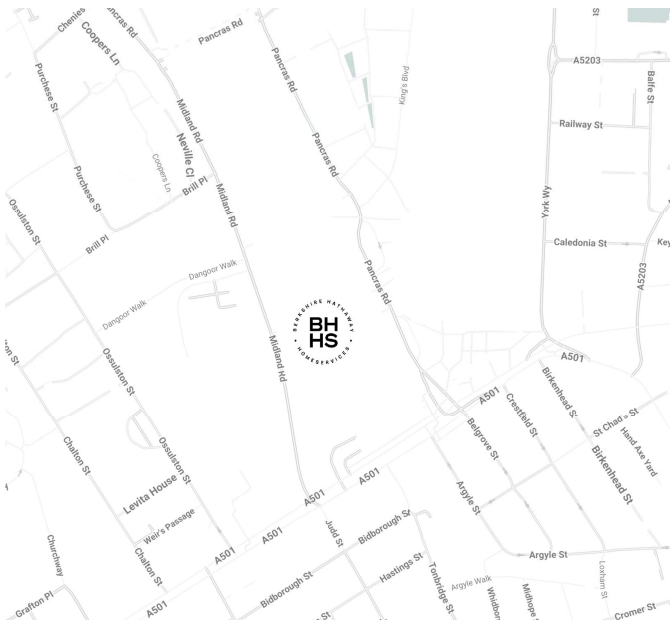
St Pancras Chambers offers 24-hour concierge services, as well as access to room service from the five-star St Pancras Renaissance Hotel, which also includes two restaurants, two bars, function rooms and ballroom. Residents can also access the fitness centre and spa with therapy pool by separate subscription.

Located within St. Pancras International and at the centre of King's Cross with its superb selection of shops, cafés and restaurants, transport links also include King's Cross Station (Northern, Victoria, Hammersmith & City, Metropolitan, Circle and Piccadilly lines, National Rail) providing frequent services into the City and the West End.

# FEATURES

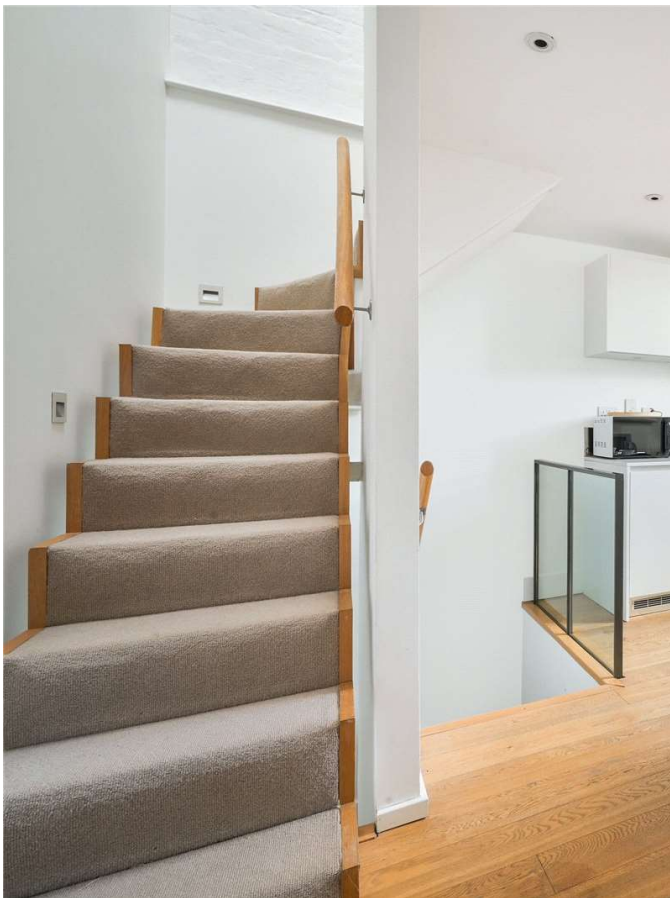
- Two Bedrooms
- One Reception Room
- Two Bathrooms
- Private Parking
- Concierge/ Porter
- Lift
- 24 Hour Security
- Duplex

# LOCATION



**KINGS CROSS SALES**  
Unit 4,6 Pancras Square, N1C 4AG

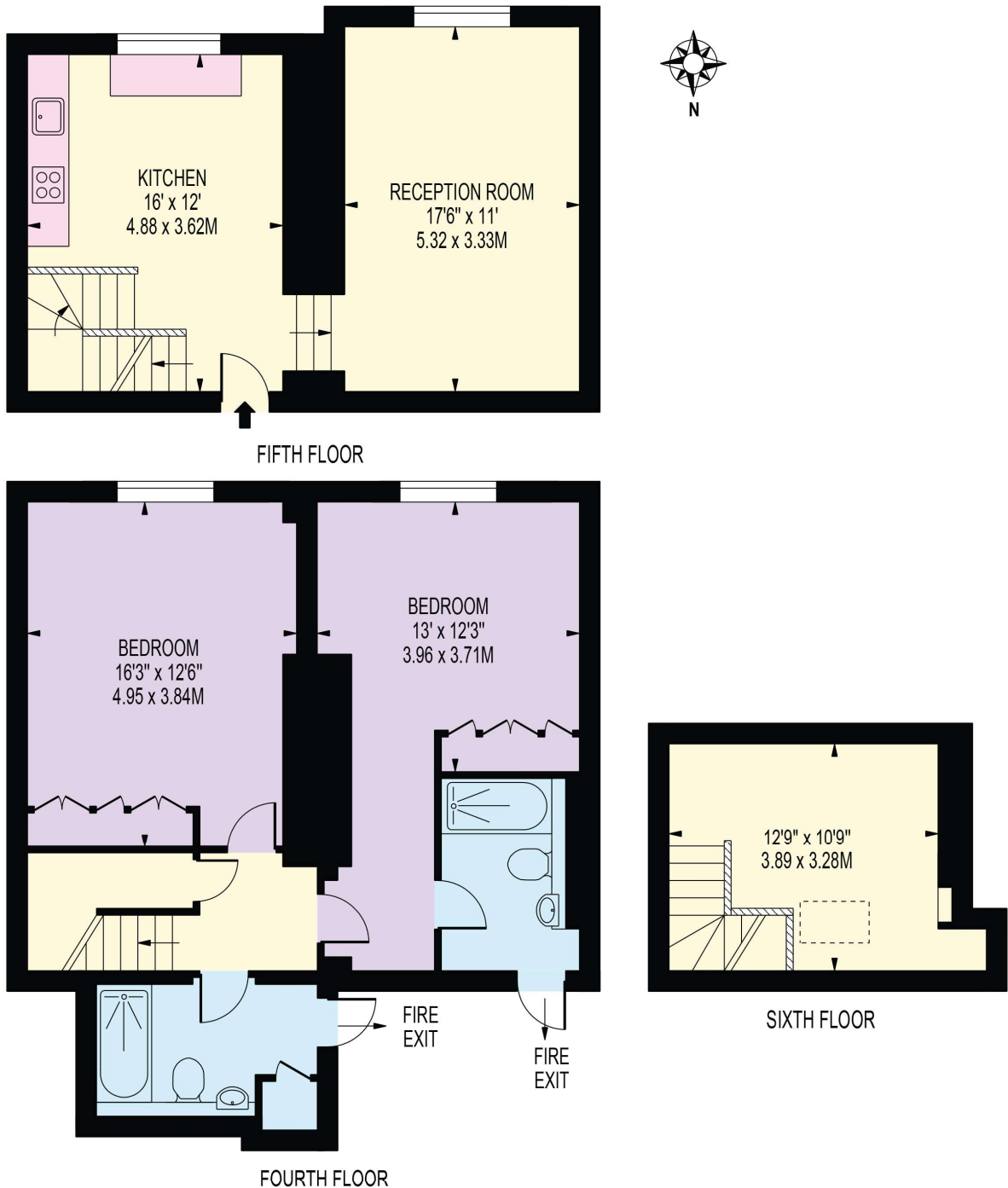
020 7467 2020  
sales.kingscross@bhhs-london.com



# FLOORPLAN

## ST. PANCRAS CHAMBERS

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1233 SQ FT - 114.52 SQ M



FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.