



# Churchway, Euston, NW1

Asking Price: £525,000

 Benham  
& Reeves



# Churchway, Euston, NW1

 1 Bedroom (s)  1 Bathroom (s)  Leasehold

A modern one bedroom apartment set on the fourth floor of this well-positioned purpose-built apartment block.

This accommodation features a bright dual aspect reception room with floor-to-ceiling windows, direct access to two private balconies offering wonderful views, and an open plan fitted kitchen with white gloss units, stone worktops, a breakfast bar and fully integrated appliances.

There is a spacious double bedroom with fitted wardrobes and a private balcony, a stylish bathroom finished with large mirrors, a vanity cabinet and marble feature tiles, and a large storage cupboard off the entrance hall.

Churchway is perfectly located for Kings Cross, St Pancras and Euston Station (Zone 1), providing fantastic transport connections both domestically and internationally, and is ideally placed for easy access to the world-renowned shopping facilities, theatres, tourist attractions and dining venues in the West End and Marylebone.



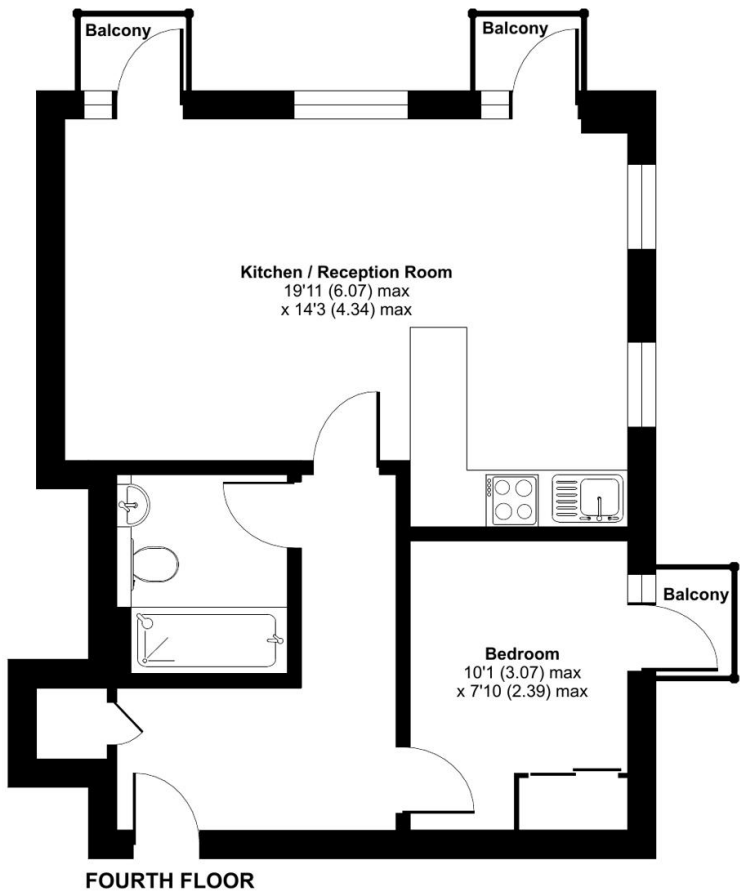


## Property Features:

- Double Bedroom
- Bathroom Room
- Reception Room
- Open Plan Kitchen
- Three Balconies
- Close To Excellent Transport Links
- Chain Free

Churchway, London, NW1

Approximate Area = 478 sq ft / 44.4 sq m  
For identification only - Not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	80 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

Asking Price:	£525,000
Tenure:	Leasehold Expires 15/03/2136 Approximately 110 Years Remaining
Ground Rent:	£500.00 (per annum) 2025
Service Charge:	£4,014.64 (per annum) 2025

## Viewings:

All viewings are by appointment only through our Dartmouth Park Office.

Our reference: DMP250208

T: 020 7319 9660

E: [dartmouthpark.sales@benhams.com](mailto:dartmouthpark.sales@benhams.com)

W: [www.benhams.com](http://www.benhams.com)

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