



**BUTLER & STAG**

Euston Road | London  
| NW1

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*\*Physical viewings taking place.\**

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

*• Iconic Development • Concierge • Thriving Location • Three Floors • Furnished • Fully Managed*

*£2,350 PCM |*

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

Arranged over the fourth and fifth floors the apartment features a spacious living room with wooden floors and exposed beams, modern kitchen with integrated appliances, double height ceilings, mezzanine dining room/study, 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, and room service.

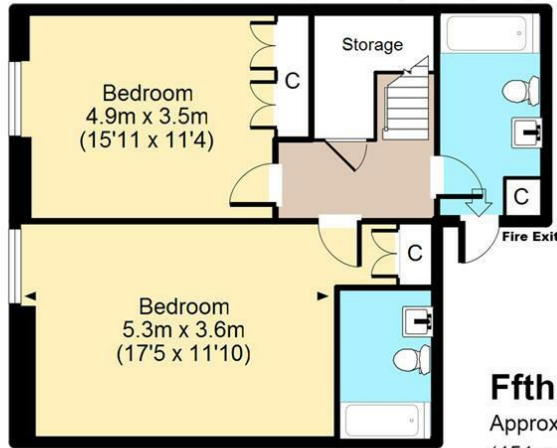
The apartment is minutes from Kings Cross St Pancras station as well as all the bars, shops and restaurants on offer in the immediate vicinity.





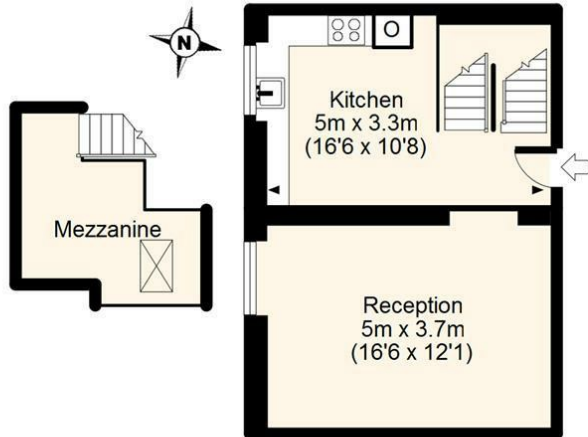
### Fourth Floor

Approx. 55 sq. meters (595 sq. feet)

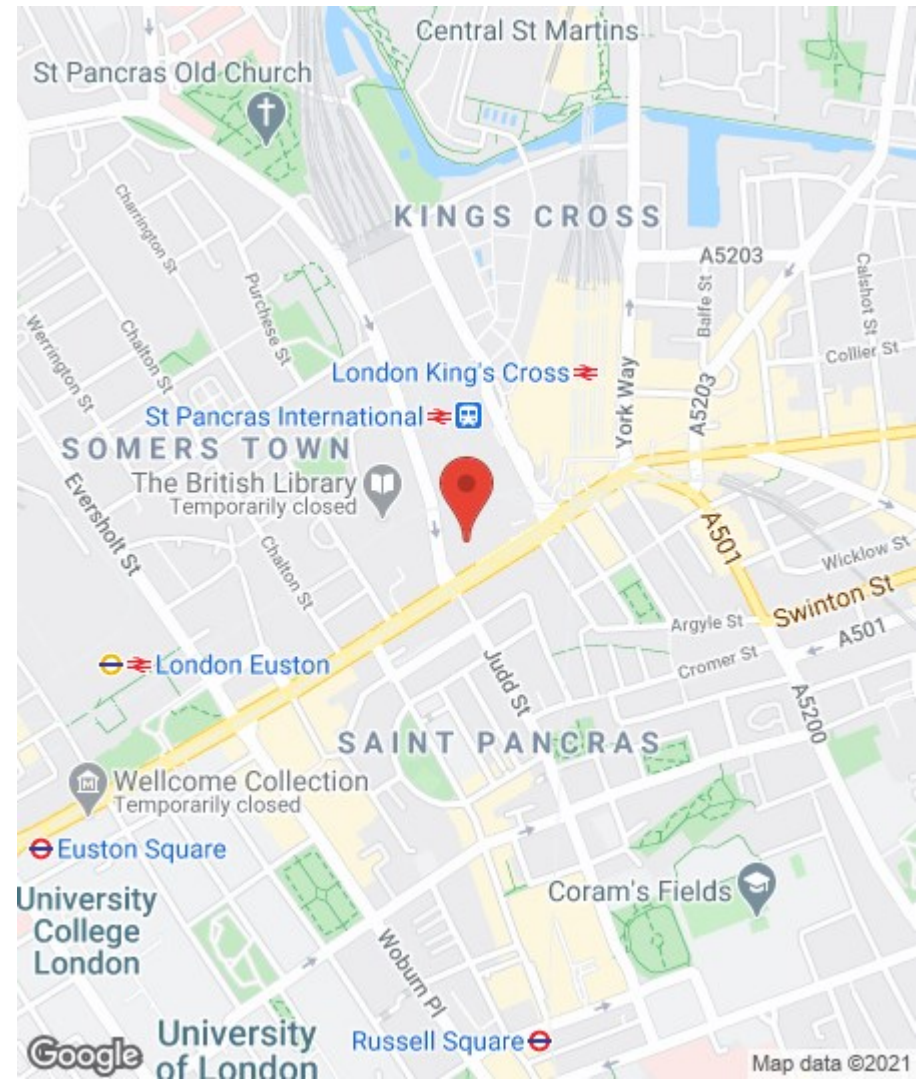


### Fifth Floor

Approx. 42 sq. meters  
(451 sq. feet)



Total area: approx. 108 sq. meters (1165 sq. feet)  
For illustration purposes only - not to scale



# BUTLER & STAG

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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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		48	66
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
		63	61
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	