

estate agency by

**f**yfe **m**cdade

Eversholt Street, Euston, NW1

Prices from £420,000 Leasehold



A superb opportunity to purchase this beautifully finished, elegantly optimised and recently re-developed Victorian property, in the heart of Euston & Kings Cross.

Comprising three stunning apartments and a commercial unit arranged over four floors, the developer has created over 2000 square feet of desirable, contemporary space, to appeal to both investors and homebuyers alike.

At the rear of the building, in excess of 1000 square feet of the ground and lowers, is a charming and surprisingly bright, two double bedroom, two bathroom duplex with private patio. The architects have employed many elegant solutions such as skylights, French partitions and glass flooring to allay any possible daylight concerns. The result is a bright, spacious and highly modern home oozing warmth, comfort and practicality.



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A sizeable and newly re-configured retail/office space takes up the remaining half of these two floors, offering a surprising amount of under vault storage and high ceilings throughout.

At first and second floor levels sits two, one bedroom apartments. At under 400 square feet each (the larger top floor unit has the added benefit of an internal staircase and higher ceilings running into the rafters), the architects have nevertheless optimised space incredibly efficiently; the continued use of bespoke fixtures and fittings, wooden floors and tasteful, minimal aesthetic ensures practical, state-of-the-art homes that feel airy and comfortable, despite a relatively smaller footprint.

All units boast integrated appliances including dishwashers and washer/dryers, combi boilers, power showers and double glazing, finished in a neutral style.

Euston station is adjacent to the property, whilst the international transport hub at Kings Cross St Pancras is under a five-minute walk away. Bloomsbury or the West End, with their numerous shopping and entertainment amenities are within easy reach. Camden to the North, Islington and Shoreditch to the East and Marylebone to the West further ensure this is a fabulous prospect. Early viewings highly recommended.

Unit	Beds	Floor	Sq Ft	Price
Flat B	2	Ground	1082	£1,100,000
Flat C	1	1 <sup>st</sup>	312	£420,000
Flat D	1	2 <sup>nd</sup>	398	£420,000

**New Lease: 125 Years**

**Ground Rent: £TBC**

**Service Charge: TBC**

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