



MORNINGTON STREET, LONDON, NW1

A great opportunity to invest in a two bedroom flat situated on the first floor of this low rise block on Mornington Street, in central Camden. Apartments in this block rarely come up for sale. Benefitting from a large reception room with a small balcony, a fitted kitchen, two double bedrooms, a bathroom with separate WC, it offers well-sized accommodation in a great location in the heart of one of London's most vibrant and exciting areas. Shops, restaurants and the markets at Camden Lock are only a few minutes walk away, as are Camden Town and Mornington Crescent tube stations. The wide open spaces of Primrose Hill and Regents Park are on its doorstep too.



ACCOMMODATION

- * ACCESS VIA SECURE ENTRANCE WITH ENTRYPHONE SYSTEM * TWO DOUBLE BEDROOMS * 16FT LOUNGE WITH BALCONY * FITTED KITCHEN * BATHROOM & SEPARATE WC *
- * SERVICES: GAS CENTRAL HEATING * FEATURES: DOUBLE GLAZING * ENTRYPHONE SYSTEM *

PRICE: £499,995 LEASEHOLD

ENTRANCE HALL 10'6 x 7'10 (3.20m x 2.39m)

Entered through it's own secure front door off the communal terrace, into the hallway with doors leading to the each of the rooms.

Laminate flooring, radiator.



RECEPTION 16'2 x 9'1 (4.93m x 2.77m)

Double glazed windows to the front, with radiator beneath and a door onto the small balcony. Laminate flooring



KITCHEN 10'2 x 9'7 (narrowing to 6'0) (3.10m x 2.92m (narrowing to 1.83m))
Tiled flooring, fitted with cream, gloss wall and base units. Grey marble effect worktops and red tiled splash-back. Gas cooker with extractor above, plumbed for washing machine and dishwasher, double glazed window, wall mounted gas combination boiler.



BEDROOM 1 13'1 x 11'6 at widest (3.99m x 3.51m at widest)
Double glazed window to the rear with radiator beneath, laminate flooring.



BEDROOM 2 12'7 x 11'3 (3.84m x 3.43m)
Double glazed window to the rear, with radiator beneath. Laminate flooring



BATHROOM
Fitted with white suite, including a full-sized bath and pedestal hand wash basin. Tiled walls and floor. Window to the front, radiator

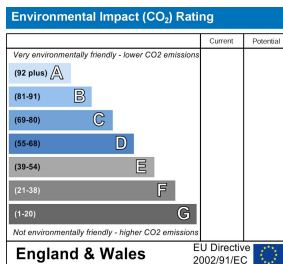
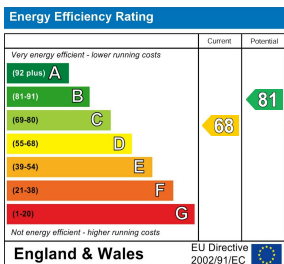
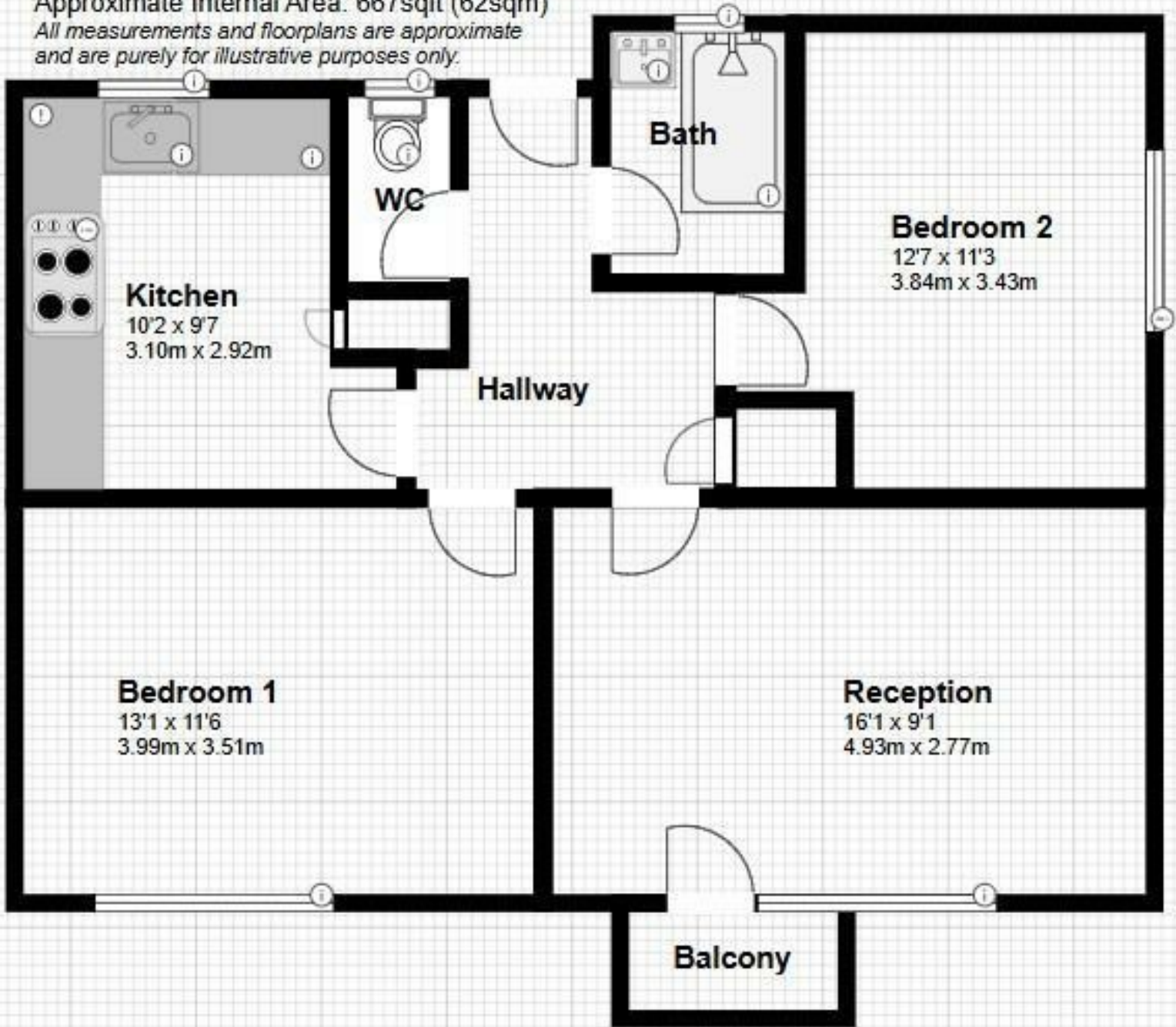


SEPARATE WC

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Approximate Internal Area: 667sqft (62sqm)

All measurements and floorplans are approximate and are purely for illustrative purposes only.



The agent has not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order, or fit for their purposes. Neither has the agent checked the legal documentation to verify the leasehold/freehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor. Also, photographs are for illustration purposes only and may depict items which are not for sale or included in the sale of the property. All sizes are approximate.