



## Mornington Terrace, Camden, NW1

£345,000

Share of Freehold

A lovely, bright, first floor, self-contained studio set within a red brick, terraced period conversion, with separate kitchen measuring approximately 343 sq. ft (31.9 sqm) internally. Offered with share of freehold, the apartment has lovely floor to ceiling feature windows to the main room leading to a Juliet balcony to the front, a smart shower room and separate kitchen with white units and breakfast bar to the rear. EPC rating- Band C. London Borough of Camden Council tax Band C (2023-24 demand £1689.03 p/a). Share of Freehold (underlying lease 999 years from 2016). No ground rent. Service charge obligation 20% of outgoings (currently £220 a month). Nominal reserve fund for emergencies. Grade 2 listed – registered in 1974 Nos 26-52 (consecutive) and attached Railings. Broadband – Ofcom details standard, super and ultrafast coverage via Virgin media, Openreach or G network Mobile – Ofcom details as 5G from EE, Three, O2 and Vodafone. Utilities- Electricity/ Gas/ Water/ Sewerage- mains provider.



**Light and airy first floor studio apartment**

**Separate kitchen to the rear, nicely appointed shower room**

**Share of Freehold (underlying lease 999 years from 2016)**

**Beautiful floor to ceiling feature windows and small balcony to the front**



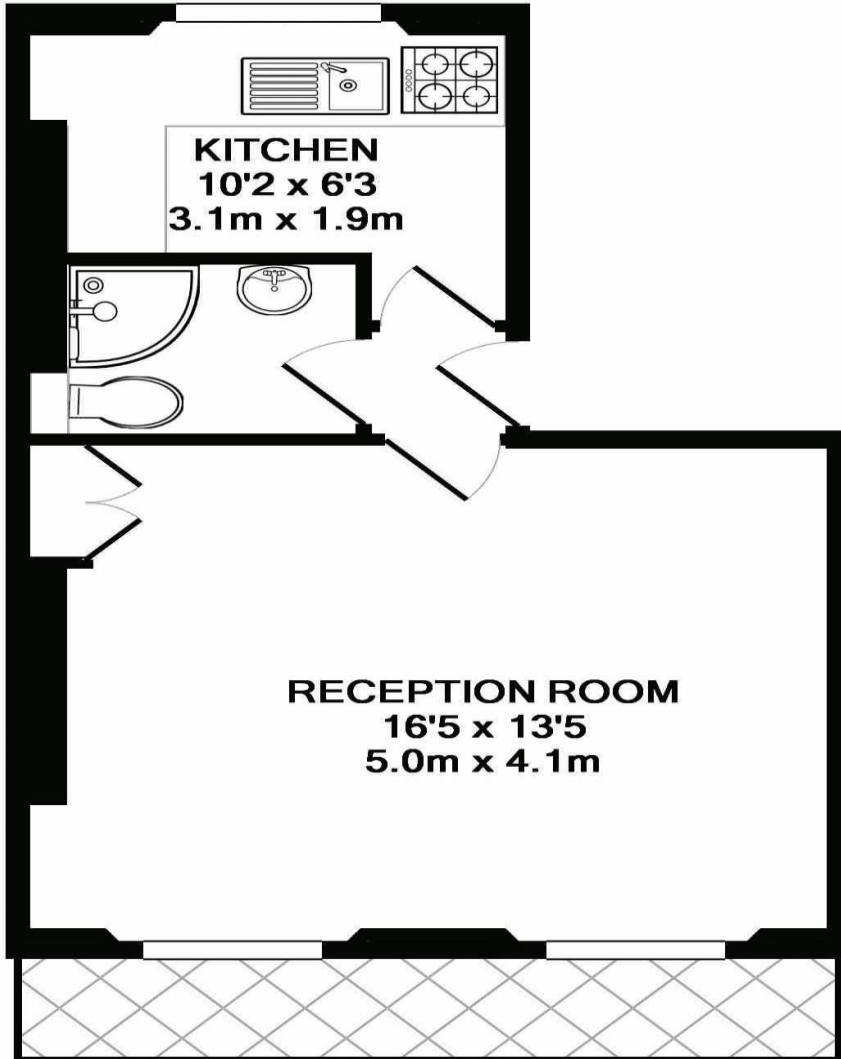
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1ST FLOOR

**MORNINGTON TERRACE NW1**  
**TOTAL APPROX. FLOOR AREA 343 SQ.FT. (31.9 SQ.M.)**  
Measurements are approximate. Not to scale. Illustrative purposes only

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