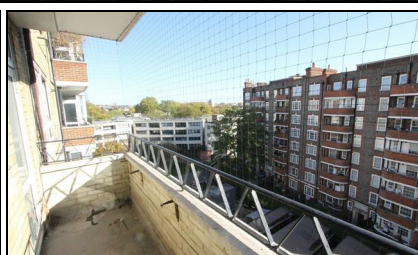




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## **Hardington, Chalk Farm, Camden**

Modernisation Project: A sixth floor apartment with balcony and far-reaching City views, in an excellent central location, close to the underground station and Roundhouse. No chain.

**£450,000**

01992 **87 85 80**

## Overall Description

This apartment sits on the sixth floor, accessed via a lift, less than five minutes walk from Chalk Farm High Street and underground station, while being just a ten minute walk (or one tube stop) from Camden Market, one of London's more lively locations for tourists and locals alike. The property is in need of complete internal modernisation but offers buyers the opportunity to create a modern, contemporary apartment to their own taste and style. There are two bedrooms, a shower room and separate cloakroom (which could be combined should you wish), sitting room, kitchen/dining room and balcony to the rear, which is the best place to enjoy the far-reaching city views (also visible from the sitting room and both bedrooms). The apartment has double-glazed windows and gas-fired central-heating and is being sold with no onward chain. If you are looking for a property right at the heart of one of the trendiest parts of London then viewing is highly recommended. Please call to arrange a viewing.

## Location

This apartment sits in a very central location within Chalk Farm, just a short walk from the High Street and Grade II Listed Chalk Farm underground station (on the Northern Line). Chalk Farm is known for its vibrant cultural scene, including the iconic Roundhouse music venue which has hosted legendary bands since the 1960's. Kentish Town West station is around a ten minute walk away and is on the North London overground line (also called the Mildmay Line) running between Stratford and Clapham Junction or Richmond. There are also very good local bus services. Chalk Farm features a mix of Victorian and Georgian architecture, a lively high street with independent boutiques and restaurants along Chalk Farm Road, and close proximity to the green open spaces of Primrose Hill. Camden Market is around a ten minute walk away with its bustling market stalls and busy street-food outlets, pubs and restaurants.

## Accommodation

Steps lead up to the front security doors into the apartment block. Stairs and a lift head up to the sixth floor. The front door (protected by a metal security gate) leads into the:

### Entrance Hall 7' x 5'3 (2.13m x 1.60m)

Cloaks cupboard. Storage cupboard with shelving. Cupboard housing the electrics.

### Sitting Room 16'4" 26'2" x 10'9" (5.0 8m x 3.28m)

Window to rear with City view. Telephone point. Two radiators. Frosted glass partitioning separating the sitting room from the kitchen/dining room. Glazed door to:

### Balcony 9'6 x 3'6 (2.90m x 1.07m)

Far reaching views towards the City including the Shard.

### Kitchen/Dining Room 16'8 x 5'10 (5.08m x 1.78m)

Window to rear. Kitchen units with work-tops and stainless-steel sink unit. Space for electric oven. Space for fridge/freezer. Space and plumbing for a washing-machine. Cupboard housing the gas central-heating boiler. Fitted dining table and bench seats. Radiator.

### Bedroom One 16'3 x 8'1 (4.95m x 2.46m)

Window to rear with City view. Radiator.

### Bedroom Two 13'7 x 7'10 (4.14m x 2.39m)

Window to rear with City view. Radiator.

### Shower Room 9'5 x 4'5 (2.87m x 1.35m)

Frosted window to rear. Double shower cubicle. Wash-hand basin. Work-top with space under for tumble-drier. Radiator.

### Cloakroom 5'8 x 2'9 (1.73m x 0.84m)

Frosted window to rear. Low-level WC. Radiator.

## Outside

The apartments have mature communal gardens.

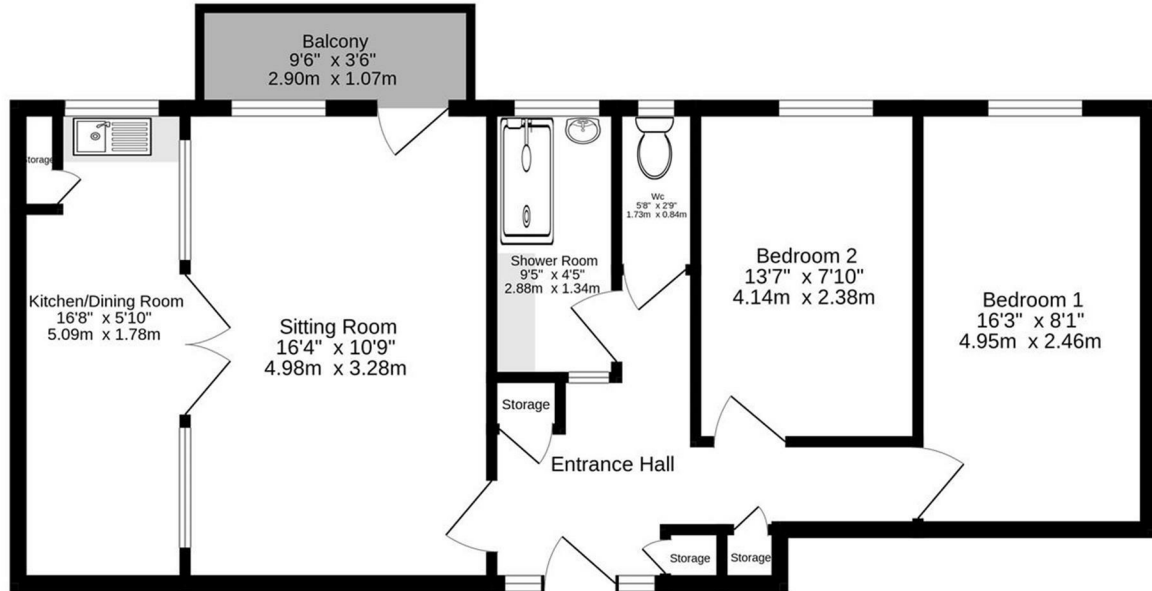
## Services and Other Information

Mains water, drainage, gas and electricity. Gas central-heating. Leasehold (the lease is 125 years from May the 15th 1990, so has c.90 years remaining). The Service Charge is c.£2,301.50 per annum ('24/'25). Ground

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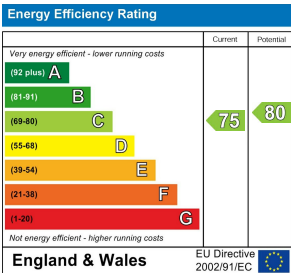
Rent: £10 per annum. The freeholder is The Mayor and Burgesses of the London Borough of Camden.  
Council Tax Band: B. PLEASE NOTE: The property is being sold as seen in terms of all contents.

Ground Floor  
637 sq.ft. (59.2 sq.m.) approx.



TOTAL FLOOR AREA : 637 sq.ft. (59.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Please note: appliances such as radiators, heaters, boilers, fixtures or utilities (gas, water, electricity, etc.) which may have been mentioned in these details have not been tested and no guarantee can be given that they are suitable or in working order. We cannot guarantee that building regulations or planning permission have been approved and recommend that you make independent enquiries on these matters. All measurements including amounts of land in acres are approximate.