

CHARMILL

RESIDENTIAL



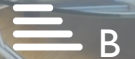
Arlington Road, Camden NW1

£950,000

A bright and spacious two bedroom apartment with a private terrace set within a small modern purpose built development on the Regents Park side of Camden. Offering approximately 926 sq ft of living space, large floor-to-ceiling windows that creates an abundance of natural light and feeling of space, this apartment boasts an extensive open plan kitchen/reception room, a generous sized principal bedroom with fitted wardrobes and en-suite shower room, a second double bedroom with fitted wardrobes and a luxurious family bathroom. Both bedrooms have direct access to a charming and secluded private terrace. Other benefits include underfloor heating, ample storage, a secure telephone entry system, bicycle storage and a lift. Chant House is only 320 metres from the open gardens of Regents Park, the hustle and bustle of Camden Town centre is an equal distance away offering a cluster of fashionable independent shops, world famous street markets and iconic music venues. Furthermore, the ever-evolving Kings Cross is less than one mile away where one can soak in the delights of Granary Square which hosts a wide selection of stylish eateries, sleek bars and popular recreational squares and arts centres. Alternatively Kentish Town is very nearby offering popular family owned restaurants and cafes, cosy pubs and funky bars. Transport links include Camden Town station (Northern line) which is 320 metres away, Camden Road station (London Overground line) which is just 0.4 miles away and Kings Cross St Pancras stations which are 1 mile away (these stations are served by six underground lines and the Eurostar connecting you to local, national and international destinations). There are also several bus routes connecting you to London's West End in around 20 minutes.

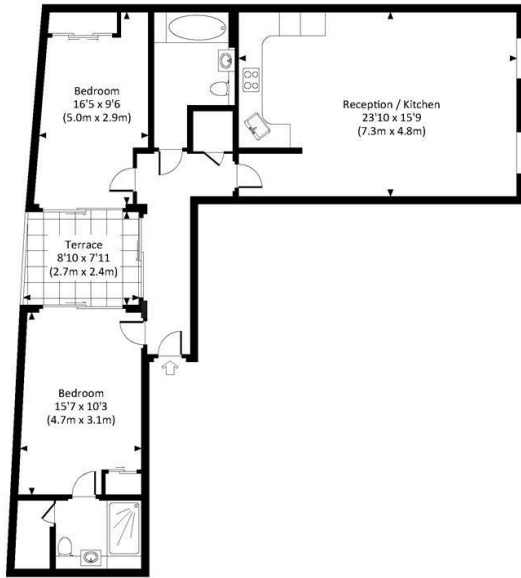
Viewings

Please contact us on 020 7046 6275 if you wish to arrange a viewing appointment for this property or require further information.



Floor Plan

CHANT HOUSE, NW1
 Approx. gross internal area
 926 Sq.Ft. / 86.1 Sq.M.



FIRST FLOOR

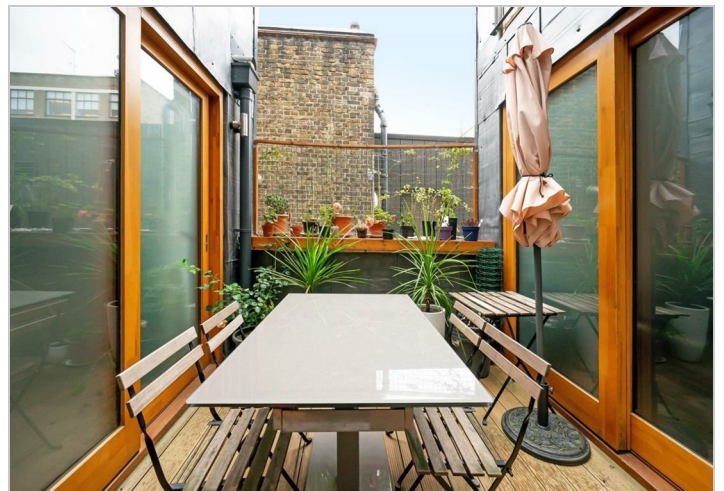
All measurements have been made in accordance with BS Code of Measuring Practice which are approximate only and only for guidance purposes. For the avoidance of doubt, leasing times longer than 1000 sq ft shall be measured on the floor level only. © 2023 www.charmillresidential.co.uk

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Environmental impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(81 plus) A
(81-91) B			(69-80) B
(69-80) C	82	82	(55-68) C
(55-68) D			(39-54) D
(39-54) E			(21-38) E
(21-38) F			(1-20) F
(1-20) G			Not environmentally friendly - higher CO ₂ emissions
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	England & Wales
			EU Directive 2002/91/EC



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