



## 1, Clarence Way, Camden, London, NW1 8RL

Carter & Reeves is proud to present this amazing 3 bedroom within a secure residential flat mins walk from Camden Town. This property is perfect for students at any of London's Leading universities.

Viewings Highly Recommended.

This property boasts a 3 Large Bedrooms, comes fully furnished, boasting a modern kitchen & appliances, has a separate bathroom and separate WC, also features a balcony and is located on the 5th Floor. The overall property is light and airy. This property will be going through a minor refurbishment has it has been on a long-term rental.

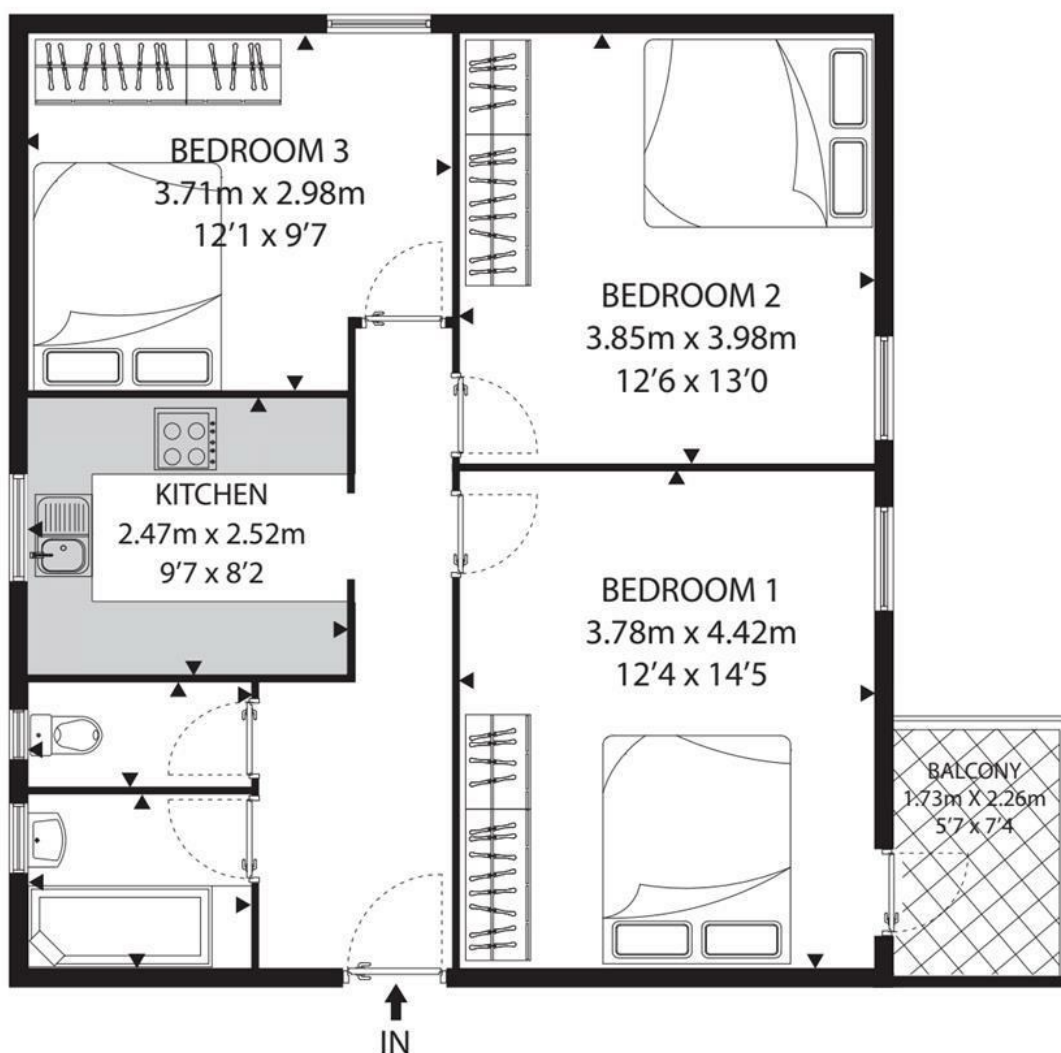
This property is ideal for working professionals or students.

The property is only a very short walk away from Camden Town & Kentish Town. The bus links are also very good taking you throughout London. Well located for the shops, bars, and restaurants.

- 3 Large Rooms
- Modern Kitchen
- Spacious, Light & Airy
- Perfect for Students
- Walking distance to Camden Town

**£3,350 Per month**

## 21 Torbay Court, Camden



5th Floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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### IMPORTANT NOTICE

Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our descriptions are likely to match any expectations you may have of the property. We have not tested any services, systems or appliances at this property. We strongly recommend that all the information we provide be verified by you on inspection, and by your Surveyor and Conveyancer.