



# Nelsons Yard

London, NW1

Guide Price £1,350,000

A stylish four bedroom house situated 0.4 miles from Regents Park set within a private gated development of just ten houses with communal garden and lovely community feel. This naturally bright property, measures 1540 sq. ft., and boasts four double bedrooms, reception room, two bathrooms, separate WC, well-equipped kitchen and integral garage.



# Nelsons Yard

London, NW1

- Stylish four bedroom house
- Striking design and detailing
- Gated development
- Two balconies and access to communal garden
- Garage
- Chain free



The location is perfect to explore the local amenities of Camden Town and Mornington Crescent. Both areas have an excellent selection of shops, cafes and transport links. The green open spaces of Regents Park are nearby.

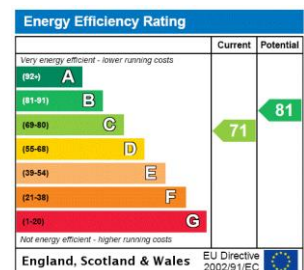
**Tenure:** Share of Freehold with 970 years 11 months

**Service Charge:** £2758 per annum.

**Ground Rent:** £0

**Local Authority:** London Borough of Camden

**Council Tax Band:** G



### Chestertons Camden & Kentish Town Sales

99-101 Parkway

Camden

London

NW1 7PP

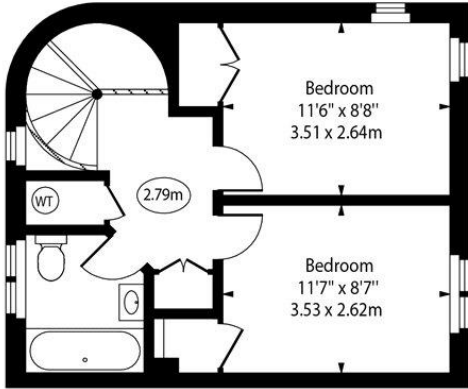
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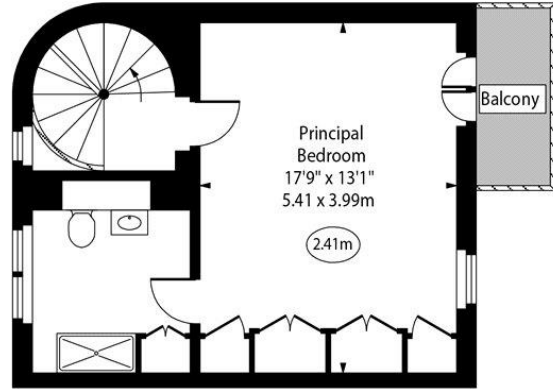
# Nelson's Yard

○ - Ceiling Height



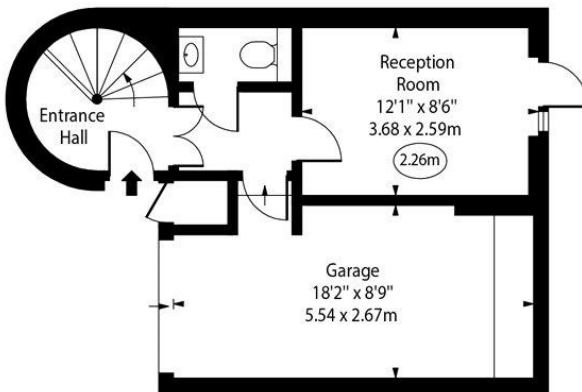
Third Floor

Gross Internal Area - 377 Sq Ft - 35.02 Sq M



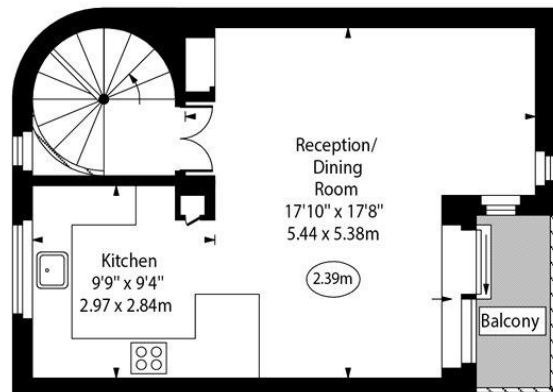
Second Floor

Gross Internal Area - 377 Sq Ft - 35.02 Sq M



Ground Floor

Gross Internal Area - 376 Sq Ft - 34.93 Sq M



First Floor

Gross Internal Area - 412 Sq Ft - 38.27 Sq M

**Approx Gross Internal Area 1542 Sq Ft - 143.25 Sq M**

(Including Garage)

For Illustration Purposes Only - Not To Scale

[www.goldlens.co.uk](http://www.goldlens.co.uk)

Ref. No. 022119K

