



# Plender Street

London, NW1

Asking Price £685,000

A well-appointed and stylishly designed two double bedroom apartment set on the second floor (with lift) of this solid modern block, moments from Camden High Street and within easy reach of amenities. This spacious flat is in good order throughout with generously proportioned and light filled rooms. Accommodation consists of open-plan reception room with sleek modern kitchen, large windows and wooden floor, two double bedrooms and contemporary, fully tiled bathroom



# Plender Street

## London, NW1

- Chain Free
- Long Lease
- Light filled with generous proportions
- Second floor (with lift)
- Open-Plan Reception/Kitchen
- Proximity to Camden, Mornington Crescent & Kings Cross





The apartment is well located for all that Camden has to offer and is in easy reach of Granary Square with a great choice of bars and eateries. Transport is excellent with Mornington Crescent and Camden Town underground stations, great bus links with St Pancras International nearby.

**Tenure:** Leasehold with 117 years remaining.

**Service Charge:** £1,846 per annum

**Ground Rent:** £400 per annum

**Local Authority:** London Borough Of Camden

**Council Tax Band:** E

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

*Chestertons Camden & Kentish Town Sales*

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Camden

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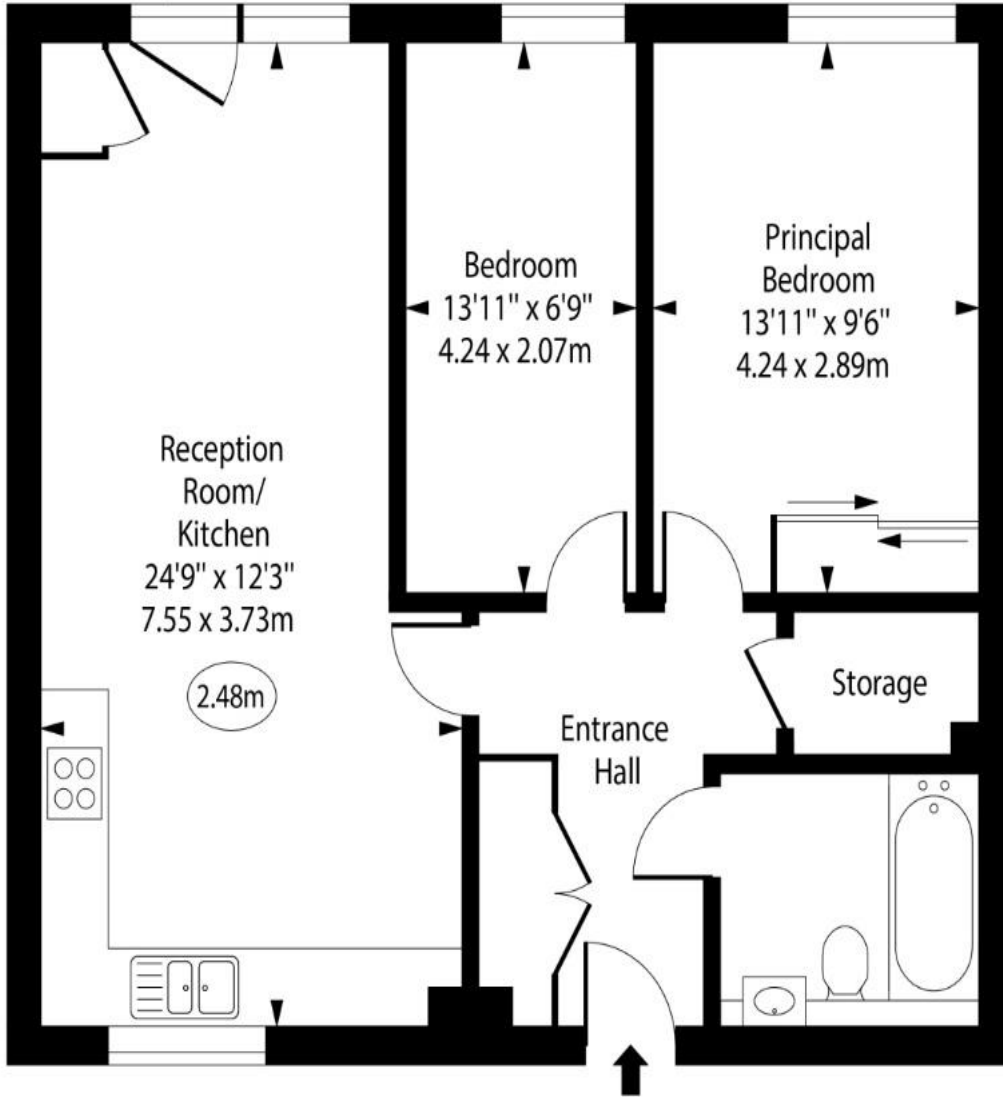
020 7267 2053

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# Plender Street



○ - Ceiling Height



## Second Floor

Gross Internal Area - 683 Sq Ft - 63.45 Sq M

Approx Gross Internal Area 683 Sq Ft - 63.45 Sq M

For Illustration Purposes Only - Not To Scale

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