

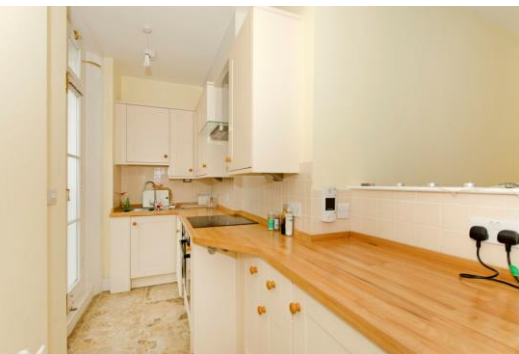


# Camden Road

London, NW1

Asking Price £545,000

An elegantly proportioned two bedroom period apartment on the first floor of a grand Victorian Villa which benefits from light filled accommodation and generous room sizes and is being sold with a very long lease. Chain-free. This lovely flat has been well maintained by its current owners and retains many period features including high ceilings and floor to ceiling windows. It consists of a spacious reception room, two bedrooms, bathroom and kitchen.



## Camden Road

London, NW1

- Two bedrooms
- First floor
- Chain-free
- 999 year lease
- High ceilings and tall windows
- Well-presented



The property is very well located to take advantage of the excellent amenities of Camden, Kentish Town and Kings Cross. The green open space of Camden Square is a three-minute walk and the local parade of shops in Brecknock Road are also very close-by. Transport links are excellent with plenty of bus routes, and Camden Town offers both underground and over-ground stations. City Thames Link in Kentish Town goes directly to Gatwick and The City and the Piccadilly line is available at Caledonian Road.

**Tenure:** Leasehold with 999 years remaining.

**Service Charge:** Ad hoc.

**Ground Rent:** Peppercorn

**Local Authority:** London Borough Of Camden

**Council Tax Band:** D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	77	77
(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

99-101 Parkway

Camden

London

NW1 7PP

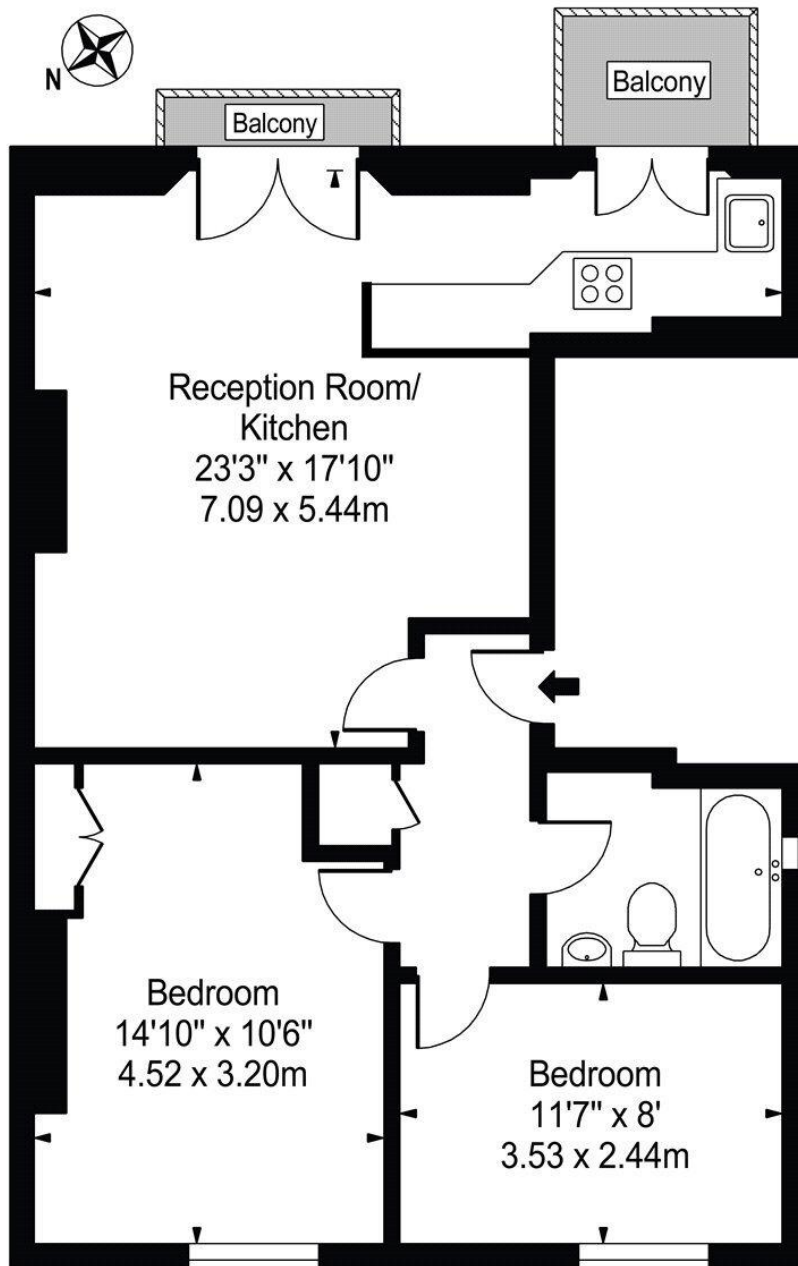
camden@chestertons.co.uk

020 7267 2053

chestertons.co.uk

# Camden Road, NW 1

Approximate Gross Internal Area 643 sq ft / 59 sq m



## First Floor

For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

