



# Camden Road

London, NW1

Asking Price £795,000

A very-well-proportioned three bedroom duplex period apartment on the upper two floors 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 bright flat, in excess of 1100 sq. ft., has been well maintained by its current owners and retains many period features and excellent storage. It consists of a spacious reception room, incorporating the fully fitted kitchen, and two bathrooms.



# Camden Road

London, NW1

- Three bedrooms
- Two bathrooms
- Chain-free
- 999 year lease
- In excess of 1100 square feet





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.

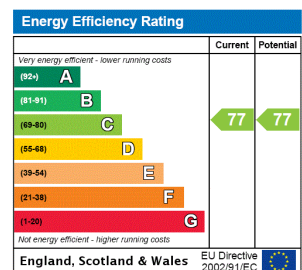
**Tenure:** Leasehold with 998 years remaining.

**Service Charge:** TBC

**Ground Rent:** peppercorn

**Local Authority:** London Borough Of Camden

**Council Tax Band:** E



### *Chestertons Camden & Kentish Town Sales*

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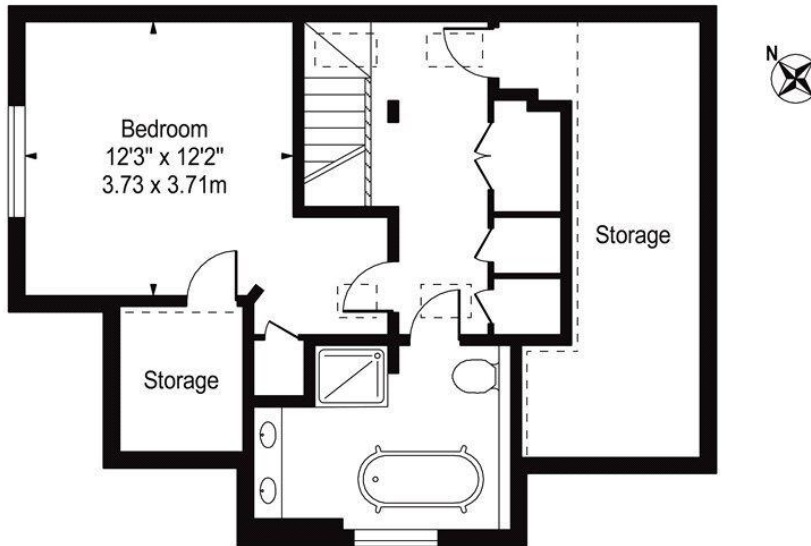
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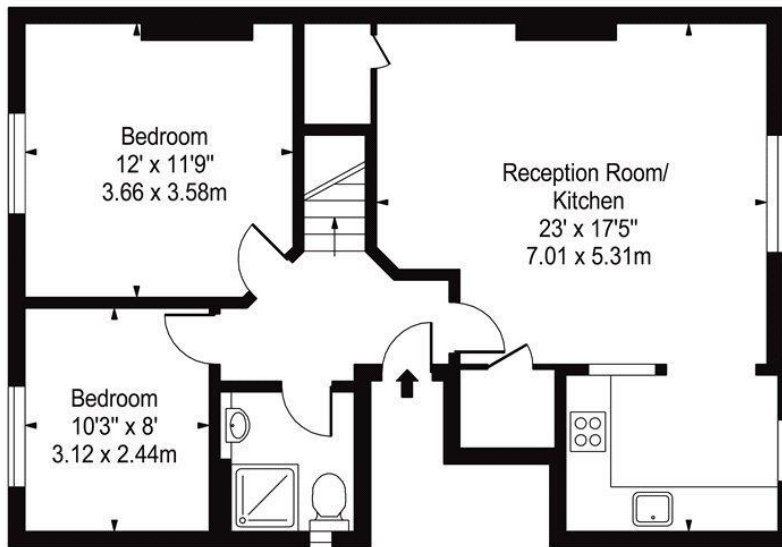
# Camden Road, NW1

Approximate Gross Internal Area 1300 sq ft / 120 sq m  
(Including Storage & Restricted Height Area)

Approximate Gross Internal Area 1140 sq ft / 105 sq m  
(Excluding Storage & Restricted Height Area)



Third Floor  
(593 Sq Ft - 55.09 Sq M)



Second Floor  
(707 Sq Ft - 65.68 Sq M)

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.