



## South Villas

Camden, NW1

Guide Price £725,000

A well-presented three bedroom maisonette arranged over the second and third floors of this attractive Victorian house. The property offers generously proportioned rooms, two bathrooms and excellent storage. It comes with a share in the freehold and is being sold chain-free.

CHESTERTONS



## South Villas

Camden, NW1

- Three bedrooms
- Two bathrooms
- Share of freehold
- Great location
- Spacious accommodation
- Chain-free



South Villas is located adjacent to Camden Square and would be ideal for a family who need to be within the catchment area for Camden School for Girls. South Villas offers a peaceful yet convenient location and is in close proximity to Kings Cross, Camden and Kentish Town.

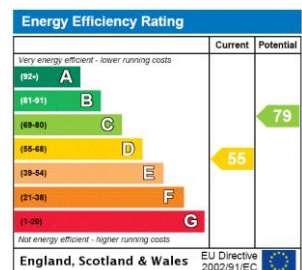
**Tenure:** Share of Freehold with a lease of 56 years remaining.

**Service Charge:** £1200 per annum.

**Ground Rent:** £0

**Local Authority:** London Borough Of Camden

**Council Tax Band:** E



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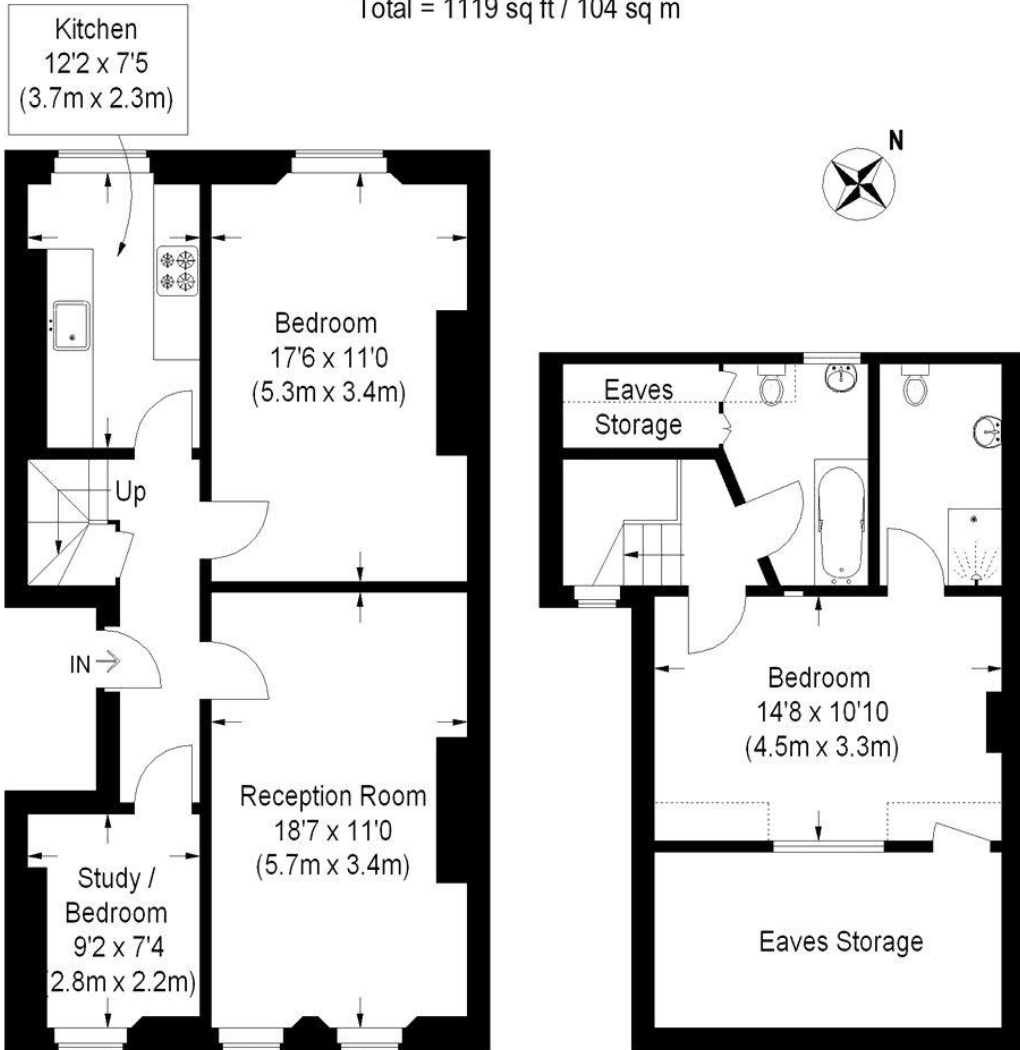
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# South Villas, NW1

Approximate Gross Internal Area = 978 sq ft / 90 sq m  
(Excluding Reduced Headroom)


Reduced Headroom = 141 sq ft / 13 sq m

Total = 1119 sq ft / 104 sq m



Second Floor = 657 sq ft / 61 sq m

Third Floor = 321 sq ft / 29 sq m

 = Reduced headroom below 1.5 m / 5'0

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID 111993)