



# Durdans House

Kentish Town Road, NW1

Guide Price £575,000

A very stylish three double bedroom on the ground floor of this well-located period block moments from both Camden and Kentish Town. The apartment is very well presented and boasts high ceilings, three double bedrooms and direct access and exclusive use of garden within communal area. Being sold chain-free.



# Durdans House

Kentish Town Road, NW1

- Three double bedrooms
- Spacious reception room
- Excellent location
- Exclusive use of garden
- Chain-free



Located on the borders of Kentish and Camden Town, this fantastic apartment is on the doorstep of both of these engaging and vibrant areas along with the more relaxed charms of Primrose Hill, Hampstead and Kings Cross. The Superb transport link of Kentish Town Northern line Underground and Camden Road Overground are close by offering speedy connections to The City and the West End and the Euro Star.

**Tenure:** Leasehold – 105yrs remaining  
**Service Charge:** TBC  
**Ground Rent:** TBC  
**Local Authority:** London Borough Of Camden  
**Council Tax Band:** C

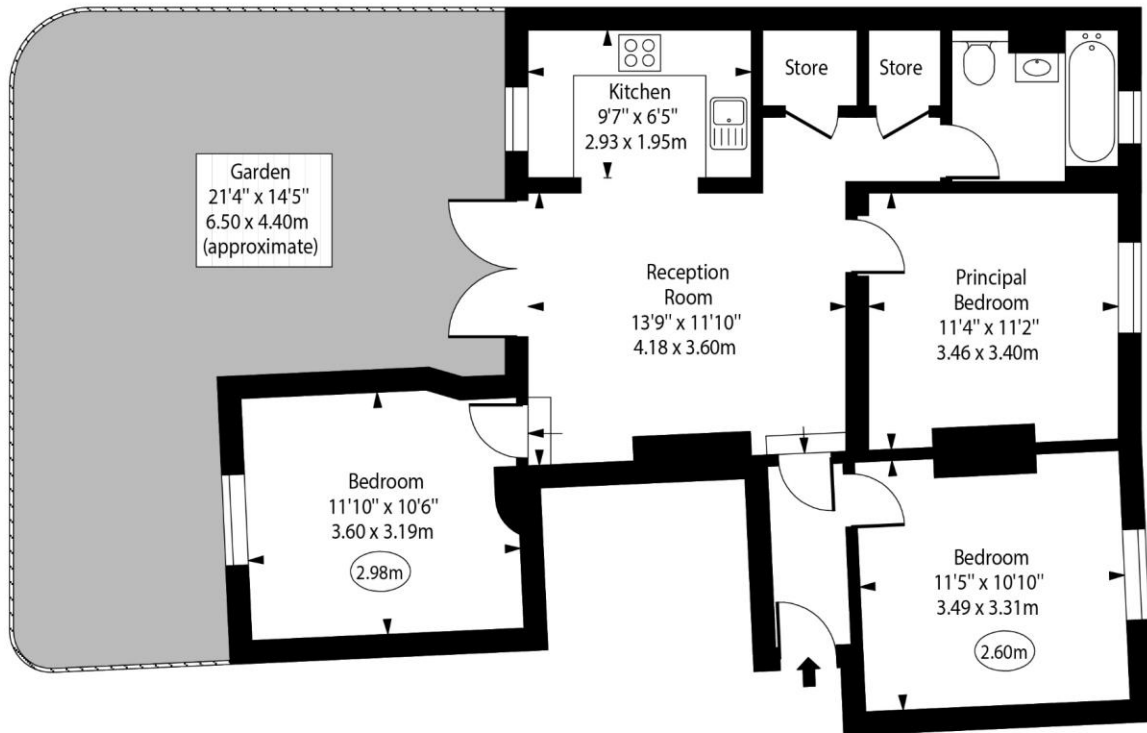
Energy Efficiency Rating		Current	Potential
Very energy efficient – lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	73	79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient – higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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Durdans House,  
Kentish Town Road

○ - Ceiling Height



Ground Floor

Gross Internal Area - 754 Sq Ft - 70.05 Sq M

Approx Gross Internal Area      754 Sq Ft - 70.05 Sq M

For Illustration Purposes Only - Not To Scale

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Ref. No. 025045J

