



# Royal College Street

London, NW1

Guide Price £1,250,000

A unique duplex apartment, offering just over 2,000 sq. ft of versatile living space. Boasting its own private entrance, the property combines modern comfort with expansive living areas, perfect for both family life and entertaining. The ground floor features an office or entertaining space that seamlessly leads into a cosy sitting room, a spacious reception and dining room, three generously sized double bedrooms and a stylish family bathroom. The lower ground level comprises of a large eat-in kitchen and a bathroom adding convenience and functionality to the space. Additionally, there is ample storage throughout.





## Royal College Street

London, NW1

- 3 Bedrooms
- 2 Bathrooms
- 3 Reception Rooms
- Excellent Location
- Eat In Kitchen



Royal College Street is superbly located to take advantage of the excellent amenities of both Camden and Kentish Town. Transport links are very good across tube, rail and over ground networks, with Primrose Hill and Kings Cross situated close by.

**Tenure:** Leasehold with 124 years remaining.

**Service Charge:** £1400 per annum.

**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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	80	82
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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

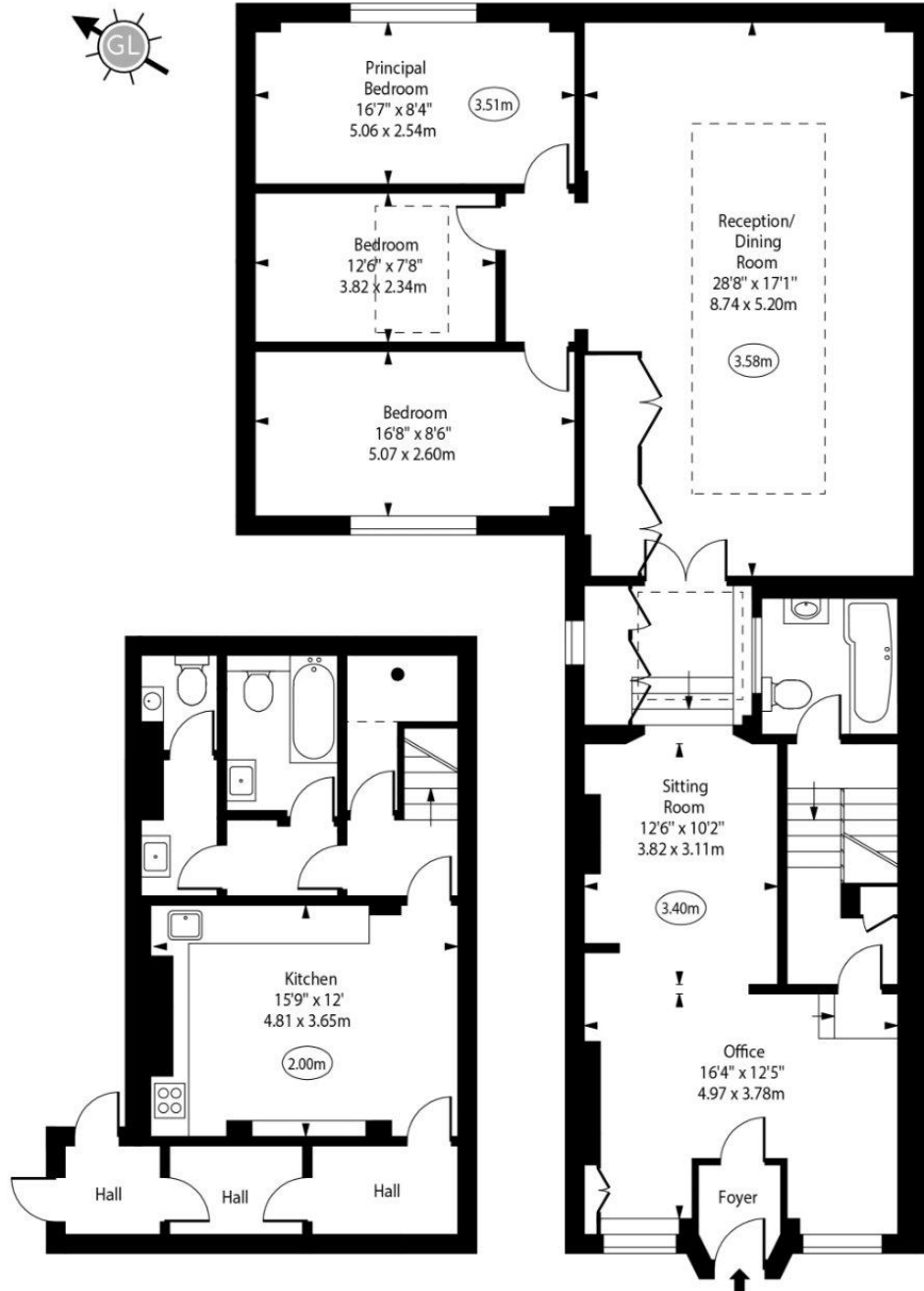
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# Royal College Street

○ - Ceiling Height



Lower Ground Floor  
Gross Internal Area - 505 Sq Ft - 46.91 Sq M

Ground Floor  
Gross Internal Area - 1485 Sq Ft - 137.96 Sq M

Approx Gross Internal Area 1990 Sq Ft - 184.87 Sq M

(Including Hall Area)

For Illustration Purposes Only - Not To Scale  
[www.goldlens.co.uk](http://www.goldlens.co.uk)  
Ref. No. 025133J

