



# Rousden Street

London, NW1

Asking Price £435,000

This charming one bedroom garden flat has been tastefully refurbished by the current owner, offering a contemporary living space with great features. The property comprises of a spacious double bedroom, a large, well-appointed kitchen, and a sleek modern bathroom. A bright living room provides direct access to a private patio and Astroturf garden. Additional benefits include ample storage throughout, central heating and heat pump air conditioning. A fantastic opportunity to own a stylish home with both indoor and outdoor appeal.



## Rousden Street

London, NW1

- One Bedroom
- Private Garden
- Recently Refurbished
- Large Kitchen
- Excellent Location



Rousden 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:** Share of Freehold with 959 years remaining.

**Service Charge:** TBC

**Ground Rent:** £0

**Local Authority:** London Borough Of Camden

**Council Tax Band:** C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(92-100)	B		
(81-91)	C	72	74
(69-80)	D		
(55-68)	E		
(39-54)	F		
(21-38)	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

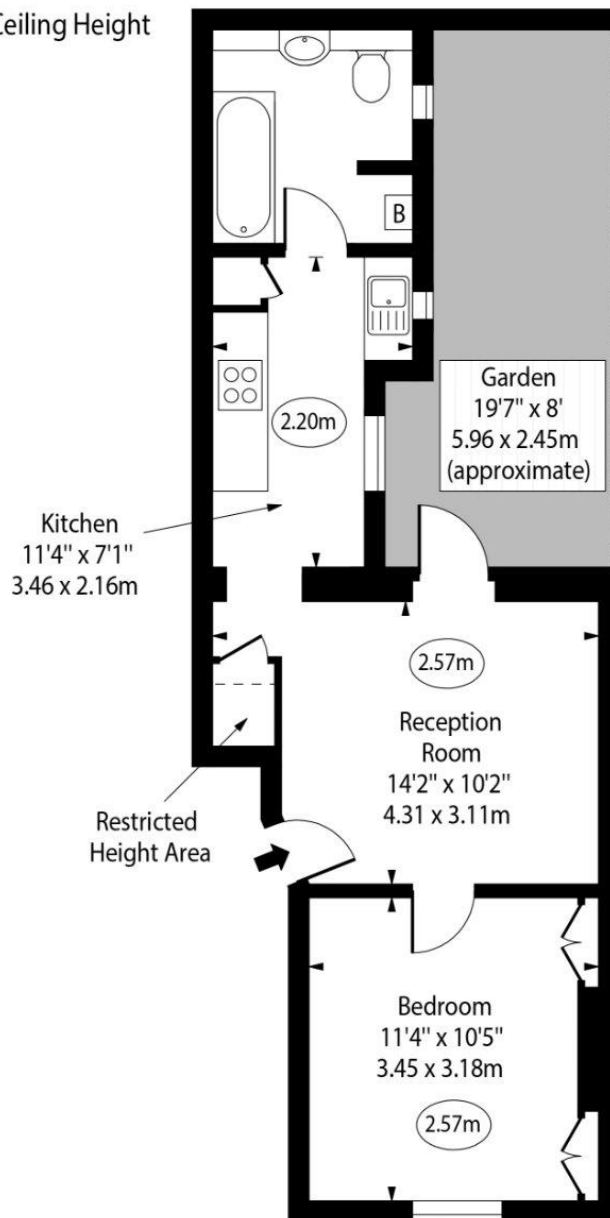
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# Rousden Street

○ - Ceiling Height



Ground Floor

Gross Internal Area - 385 Sq Ft - 35.77 Sq M

Approx Gross Internal Area 378 Sq Ft - 35.12 Sq M

Approx. Floor Area Including Restricted Heights 385 Sq Ft - 35.77 Sq M

For Illustration Purposes Only - Not To Scale

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Ref. No. 025425J

