



# Oakley Square

London, NW1

Guide Price £625,000

A stylish and well-presented two bedroom apartment complete with a spacious terrace. Having undergone a full refurbishment over the past year (including new windows and French doors) it is offered in excellent condition.

Situated on the first floor of a handsome period property, it boasts high ceilings throughout and also benefits from a separate utility/store room. Being sold chain-free and comes with a share of the freehold.





# Oakley Square

## London, NW1

- Two bedrooms
- In very good condition
- Chain free and share of freehold
- Great location
- High ceilings
- A separate utility room/store room



Oakley Square is a desirable residential street, just two-minutes from Mornington Crescent Tube station (Northern Line). The street overlooks lovely green gardens.

It is a short walk from Mornington Crescent, Kings Cross and Euston, a 10 minute walk from the British Library, and a short stroll from the university campus of UCL and Central Saint Martins. Camden High Street is also in close proximity so residents here are spoilt for choice in terms of pubs, culture, restaurants, shopping and nightlife.

**Tenure:** Share of Freehold 947 years 10 months

**Service Charge:** £1500 per annum

**Ground Rent:** £0

**Local Authority:** London Borough Of Camden

**Council Tax Band:** D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(94-100) <b>A</b>		
(81-93) <b>B</b>		
(69-80) <b>C</b>	73	76
(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

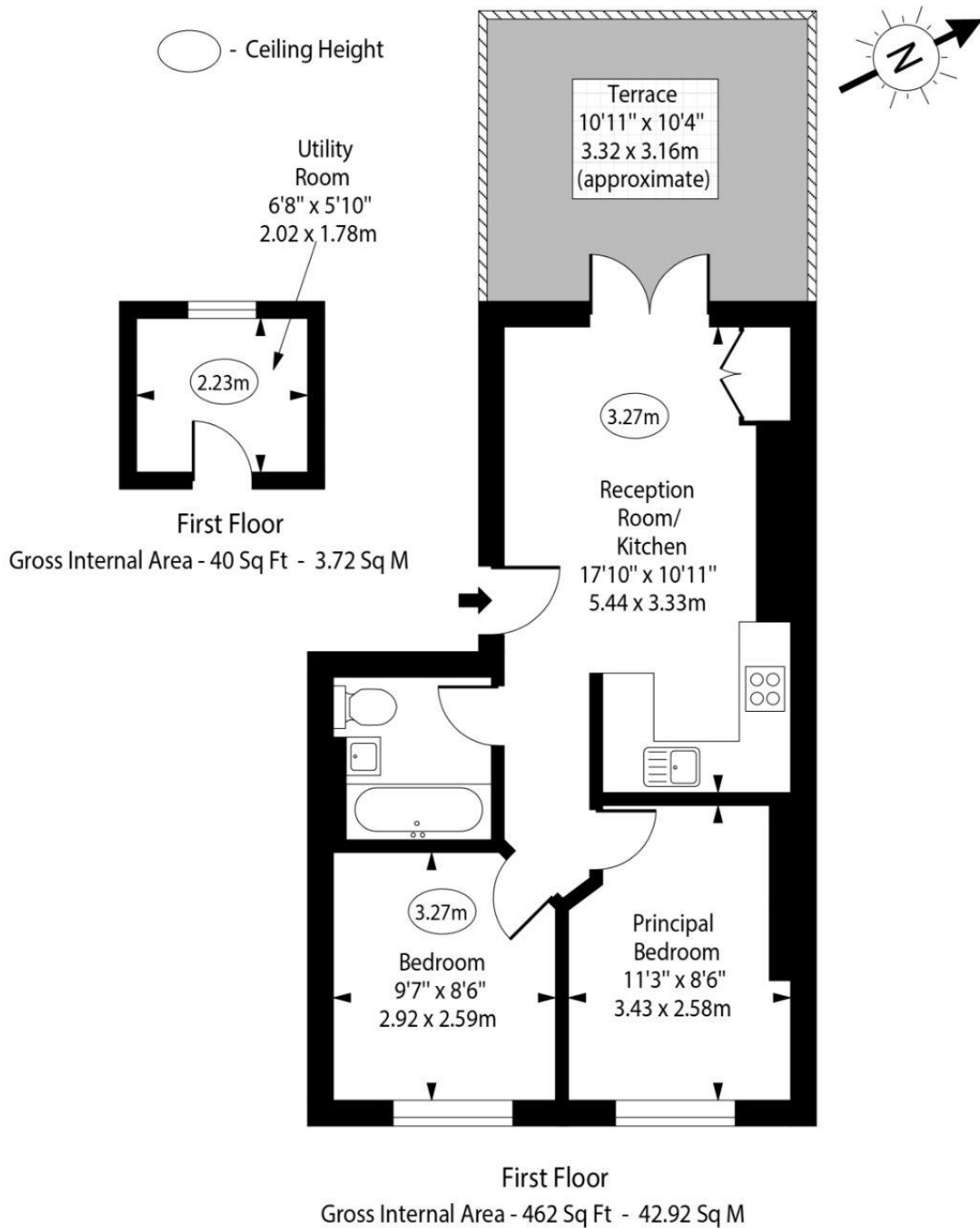
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# Oakley Square



Approx Gross Internal Area      502 Sq Ft - 46.64 Sq M  
(Including Utility Room)

For Illustration Purposes Only - Not To Scale