



# Queens Crescent

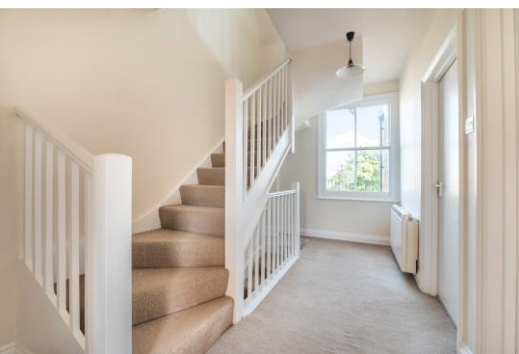
London, NW5

Asking Price £550,000

A wonderfully bright and spacious two double bedroom duplex apartment complete with its own southerly facing terrace. The property boasts a good layout and generously proportioned rooms throughout. The terrace is accessed directly from the eat-in kitchen. Being sold chain-free.

**CHESTERTONS**





# Queens Crescent

## London, NW5

- Two double bedrooms
- Being sold chain-free
- Wonderfully bright
- Spacious reception and kitchen
- Private terrace





The property, located on an historic market street, has a good location to the west of Kentish Town and close to amenities, facilities and transport links. Chalk Farm and Belsize Park are within easy reach as are the open spaces of Primrose Hill and Parliament Hill.

**Tenure:** Leasehold, with 93 years remaining on the lease.

**Service Charge:** £500 per annum

**Ground Rent:** £100 per annum

**Local Authority:** London Borough of Camden

**Council Tax Band:** C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (94-100)		
B (81-93)		
C (69-80)		77
D (55-68)	58	
E (39-54)		
F (21-38)		
Not energy efficient - higher running costs		
G (1-20)		
England, Scotland & Wales		EU Directive 2002/91/EC

### *Chestertons Camden & Kentish Town Sales*

99-101 Parkway

Camden

London

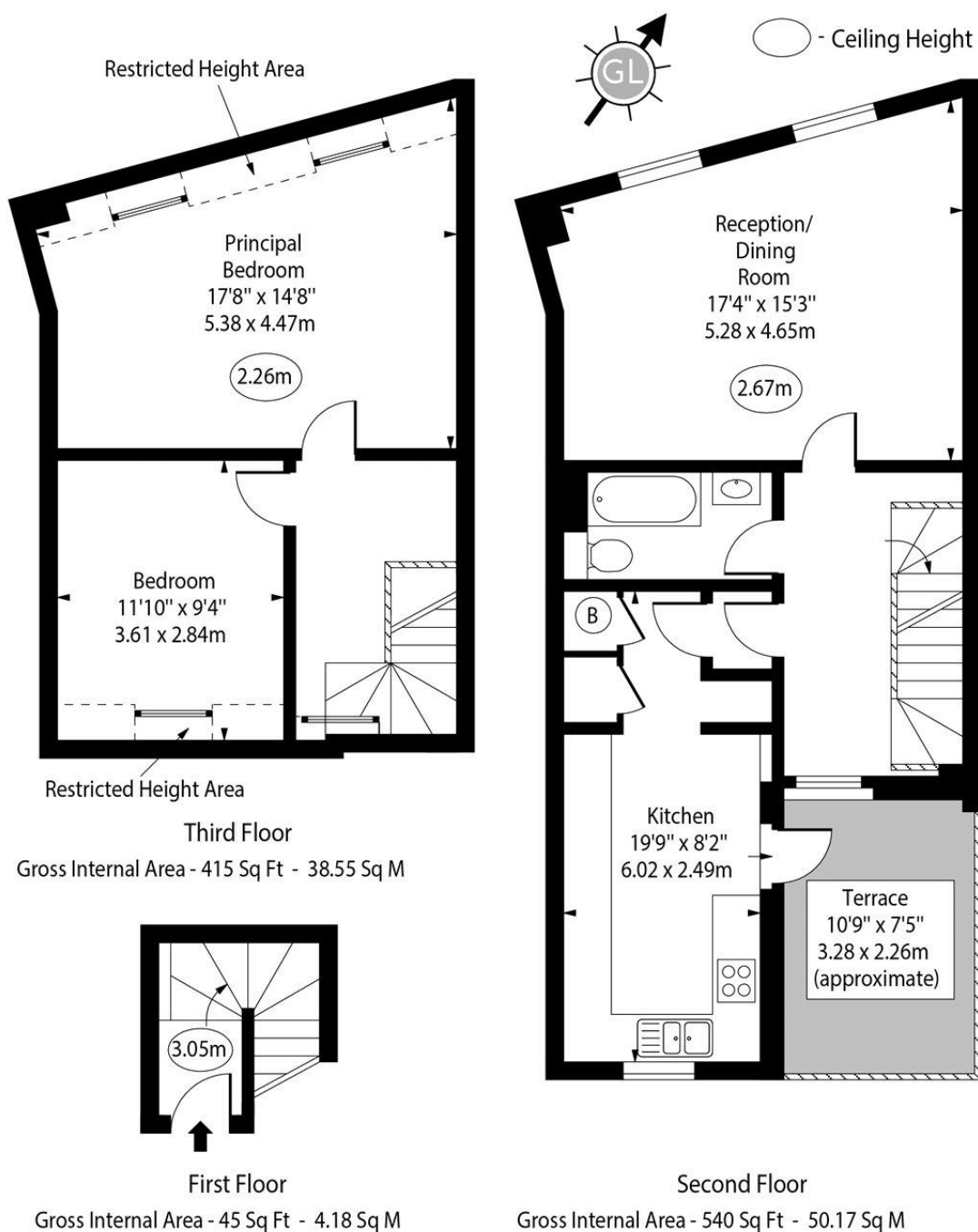
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Approx Gross Internal Area 962 Sq Ft - 89.37 Sq M  
 Approx. Floor Area Including Restricted Heights 1000 Sq Ft - 92.90 Sq M

For Illustration Purposes Only - Not To Scale  
[www.goldlens.co.uk](http://www.goldlens.co.uk)  
 Ref. No. 018288M

