



## South Villas

London, NW1

Asking Price £1,250,000

A charming two bedroom split level maisonette with its own private entrance situated in the Camden Square Conservation area. The property is well presented throughout and features a large kitchen & dining area leading to a conservatory opening up to a spacious private garden, a separate reception room, family bathroom and an additional shower room. Additional benefits include ample storage throughout and built in wardrobes in both bedrooms.





# South Villas

London, NW1

- Two Bedrooms
- Split Level Maisonette
- Private Garden
- Excellent Location
- Ample Storage Throughout
- Chain-free





South Villas is a quiet tree lined street of grand Victorian homes in easy reach of Camden, Kentish Town and the developments of Kings Cross. The closest local amenities lie in village like Brecknock Road and there is a choice of transport links nearby with Camden Road (Overground), Camden Town (Northern line) and Caledonian Road (Piccadilly line) in easy reach.

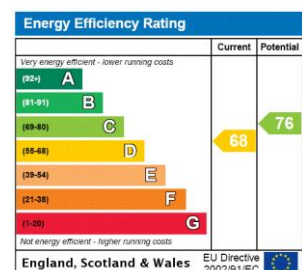
**Tenure:** Leasehold 82 years

**Service Charge:** TBC

**Ground Rent:** TBC

**Local Authority:** London Borough Of Camden

**Council Tax Band:** F



### *Chestertons Camden & Kentish Town Sales*

99-101 Parkway

Camden

London

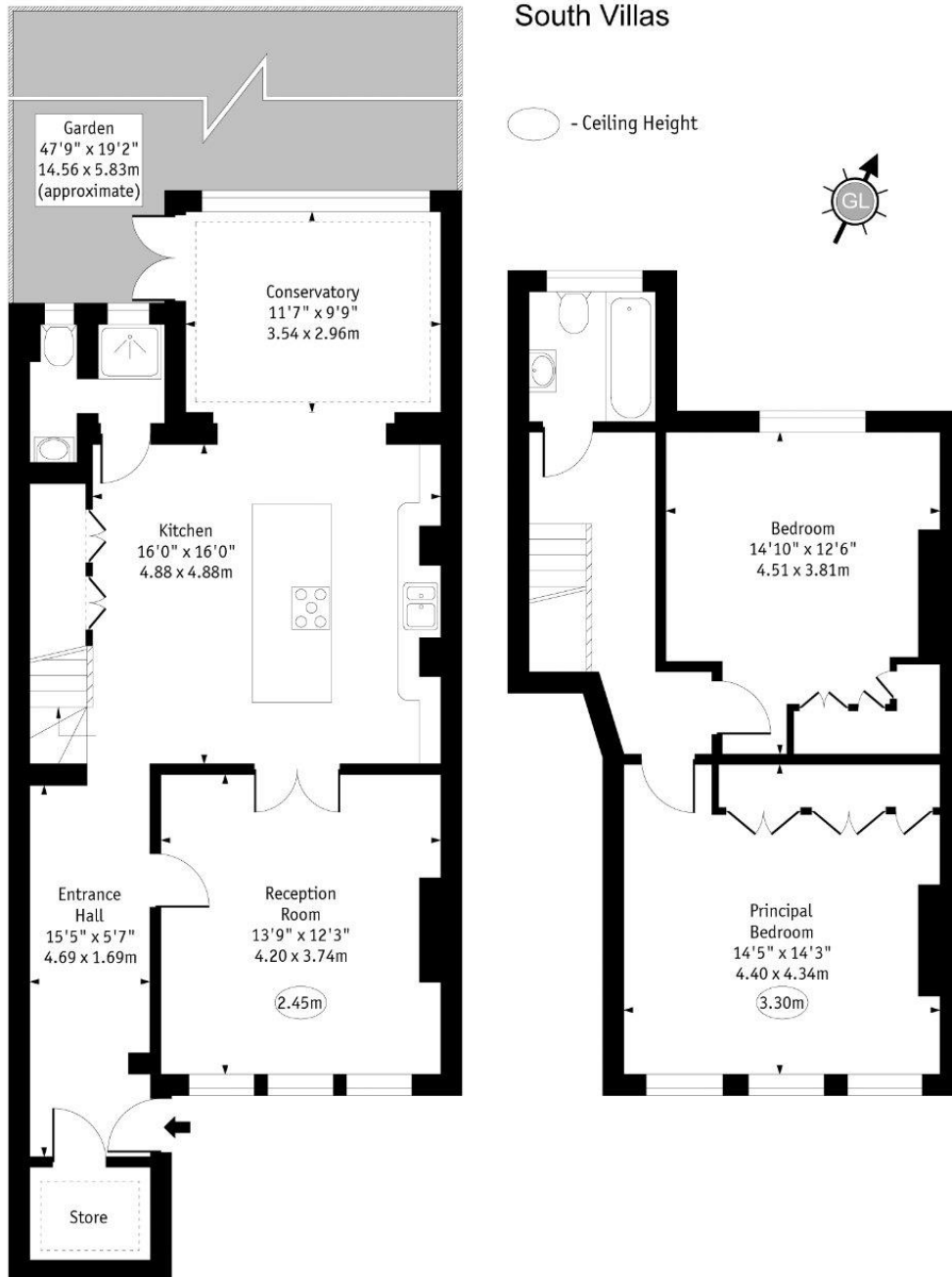
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## South Villas



**Ground Floor**  
Gross Internal Area - 760 Sq Ft - 70.58 Sq M

**First Floor**  
Gross Internal Area - 517 Sq Ft - 48.02 Sq M

Approx Gross Internal Area 1263 Sq Ft - 117.27 Sq M

Approx Gross Floor Area 1277 Sq Ft - 118.60 Sq M  
(Including Restricted Height Area)

Every attempt has been made to ensure the accuracy of the floor plan shown.  
However, all measurements, fixtures, fittings, and data shown are approximate interpretations and  
for illustrative purposes only.

Measured according to the RICS IPMS 2. Not To Scale.

[www.goldlens.co.uk](http://www.goldlens.co.uk)

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