



# Camden Road

London, N7

Asking Price £675,000

Located on the corner of Camden Road and Hilddrop Crescent is this well-presented, two bedroom raised ground floor apartment offering a generous layout with a focus on light and space.

The property features a spacious reception room that seamlessly connects to a modern fitted kitchen, a stylish windowed bathroom and two large double bedrooms both benefitting from large windows.

Further benefits include period features throughout such as high ceilings and cornicing, ample storage throughout and access to a spacious communal garden.

**CHESTERTONS**





# Camden Road

## London, N7

- Two Bedrooms
- Period Features Throughout
- Great Condition
- Excellent Location
- Long Lease





The property is situated moments from the village like Brecknock parade, with its shops, cafes and Delis. It is within easy reach of Tufnell park, Kentish Town and Holloway. Coal Drops yard and Kings Cross are nearby as is Parliament Hill and the Heath. It is also Located just a short walk from the highly acclaimed Torriano Primary School (that also includes a nursery), rated 'Outstanding' by Ofsted since 2018; and is one of Camden's most sought-after schools. Transport options are rife with Piccadilly, Northern Line and Overground stations all in walking distance as well as a choice of local bus routes.

**Tenure:** Leasehold (178 years remaining)

**Service Charge:** £1100 Per Annum

**Ground Rent:** £0

**Local Authority:** Islington

**Council Tax Band:** E

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	91 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

### *Chestertons Camden & Kentish Town Sales*

99-101 Parkway

Camden

London

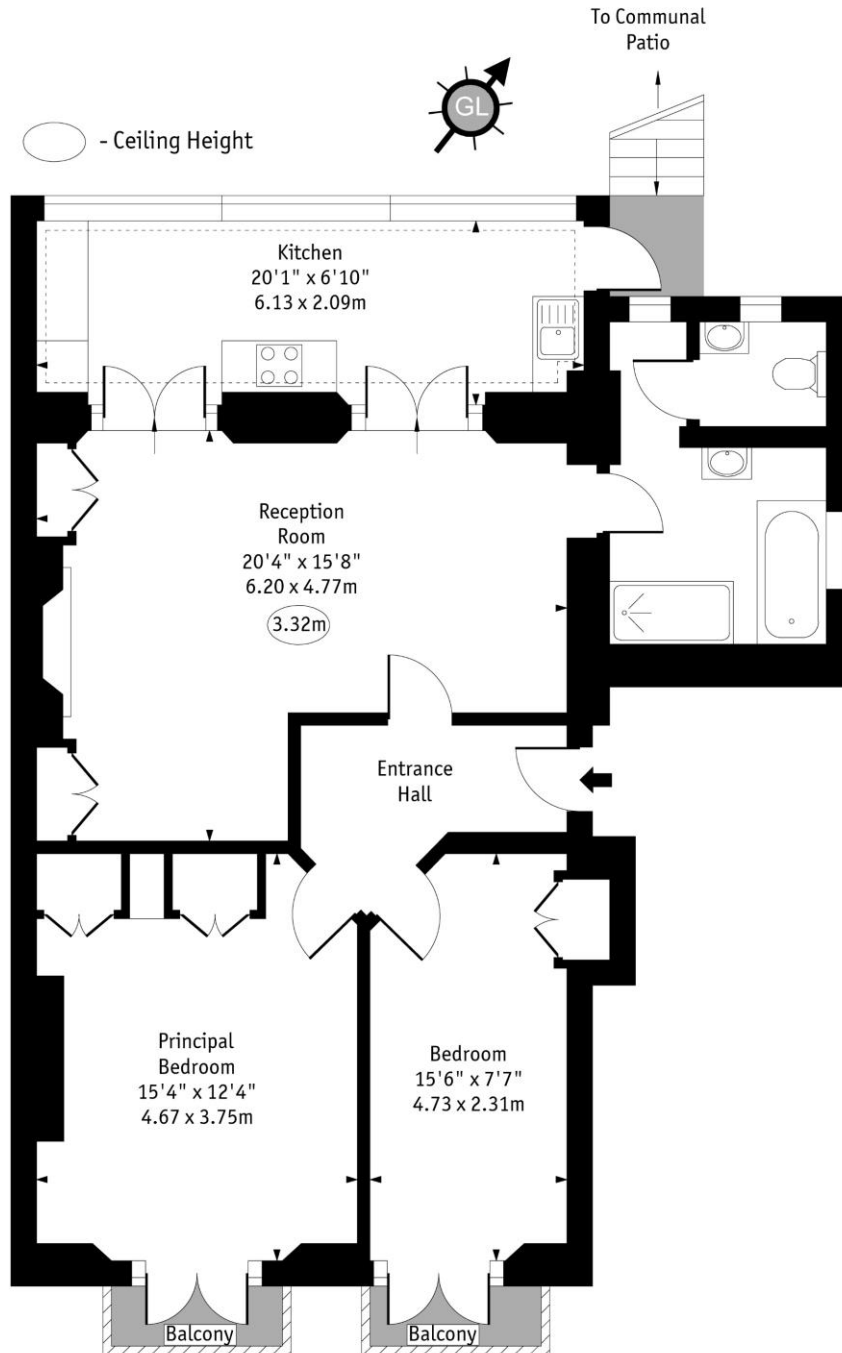
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## Camden Road



### Upper Ground Floor

Approx Gross Internal Area 940 Sq Ft - 87.32 Sq M

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. Not To Scale.

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