



Camden Road

Camden, NW1

Guide Price £750,000

A fabulous three bedroom apartment over the upper two floors of a handsome period conversion. The property needs some modernisation but it has the potential to be a wonderful home. Planning has been granted to remodel. Offering generously proportioned rooms throughout and measuring in excess of 1,300 sq. ft. Accommodation comprises of three double bedrooms, spacious bedroom, kitchen, bathroom and very good storage. Being sold chain-free and with a long lease.

CHESTERTONS



Camden Road

Camden, NW1

- Very long lease
- Three double bedrooms
- Chain-free
- Over 1,300 sq. ft.
- Very convenient location



The property is very well located to take advantage of the excellent amenities of Camden, Kentish Town and Kings Cross. The green open space of Camden Square is a three minute walk and the local parade of shops in Brecknock Road are also very close-by. Transport links are excellent with plenty of bus routes and Camden Town offers both underground and over-ground stations. City Thames Link in Kentish Town goes directly to Gatwick and The City. In the catchment area for the highly rated Camden School for Girls.

Tenure: Leasehold with 139 years remaining

Service Charge: Ad hoc

Ground Rent: £0

Local Authority: Camden

Council Tax Band: E

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	64 D	76 C
39-54	E		
21-38	F		
1-20	G		

Chestertons Camden & Kentish Town Sales

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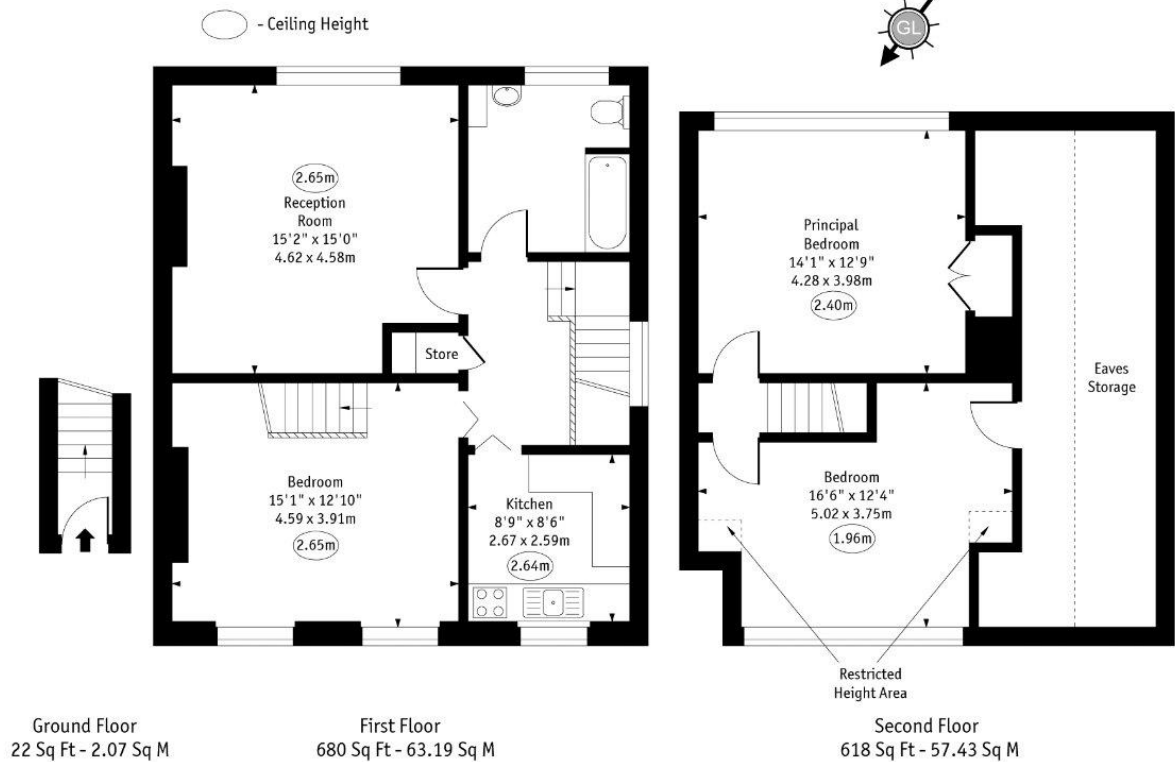
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Approx Gross Internal Area 1108 Sq Ft - 102.95 Sq M
Approx. Floor Area Including Restricted Heights Area 1320 Sq Ft - 122.69 Sq M
(Including Eaves Storage)

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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