



# Rossendale Way

London, NW1

Asking Price £765,000

Located in the highly desirable Elm Village is this wonderful, rarely available freehold house with private garden/terrace overlooking the Regents canal. The accommodation is arranged over two floors and briefly comprises kitchen/breakfast room, reception and conservatory leading directly out to the garden, three bedrooms and a family bathroom. Easy parking in the area, and being sold chain-free. Freehold.





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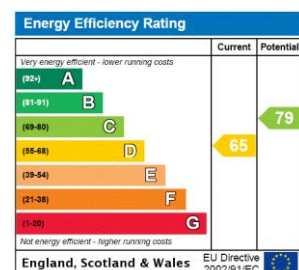
- Three bedrooms
- Spacious reception and eat-in kitchen.
- Located close to Kings Cross
- Canal views from the private decked Terrace
- Chain-free





Rossendale Way forms part of a development that is very well located to take advantage of the excellent amenities of both Camden Town and Kings Cross. Both areas offer excellent transport links and a vast array of shops and restaurants.

**Tenure:** Freehold  
**Service Charge:** £109 per month  
**Ground Rent:** £0  
**Local Authority:** Camden  
**Council Tax Band:** E

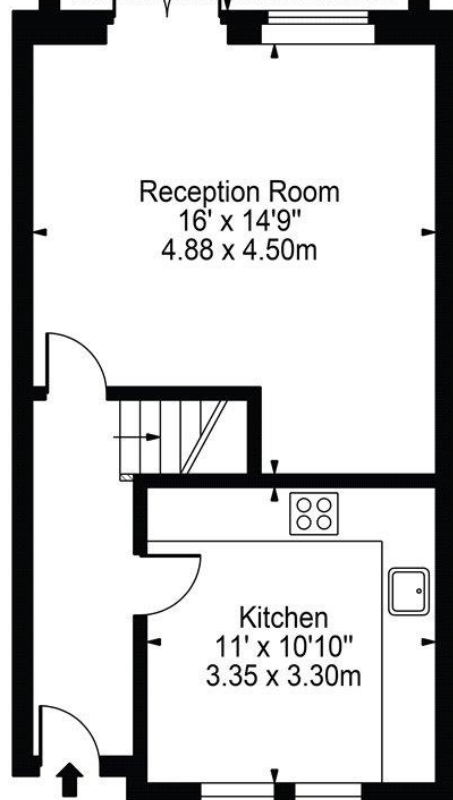
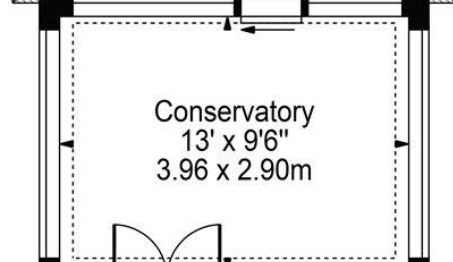
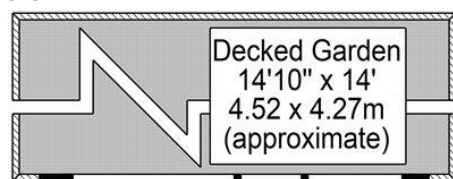


### *Chestertons Camden & Kentish Town Sales*

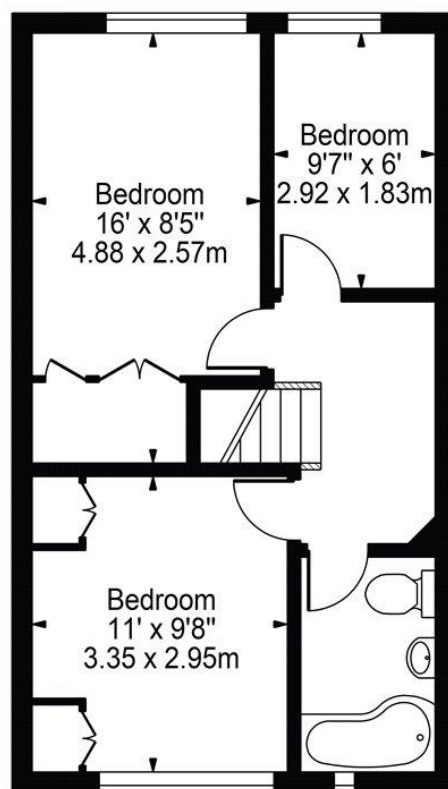
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# Rossendale Way, NW1

Approx. Gross Internal Area 961 Sq Ft - 89.28 Sq M



**Ground Floor**  
(548 Sq Ft - 50.91 Sq M)



**First Floor**  
(413 Sq Ft - 38.37 Sq M)

**For Illustration Purposes Only - Not To Scale**

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

