



# Darwin Court

Gloucester Avenue, NW1

Guide Price £950,000

A bright and laterally spacious apartment on the top floor of a well-located and well-maintained block, in very close proximity to Primrose Hill and Regent's Park. It needs some modernisation but has the potential to be a stunning apartment. Measuring 1206 sq. ft, this wonderful property boasts two double bedrooms, and excellent south-facing entertaining space in the form of a 35ft double reception. It is located at the far end of the block and is arguably the best situated apartment in Darwin Court. Long lease and chain-free.

**CHESTERTONS**



## Darwin Court

Gloucester Avenue, NW1

- Chain-free
- Two double bedrooms
- In excess of 1200 square feet
- Separate WC
- Fantastic location
- Spacious lock-up garage and parking area



Darwin Court is found on the ever-popular Gloucester Avenue and is very well located to take advantage of the excellent amenities of both Primrose Hill and Camden Town. The green open spaces of Regents Park and Primrose Hill are in close proximity.

**Tenure:** Leasehold with 182 years remaining

**Service Charge:** £5,175 every six months

**Ground Rent:** TBC

**Local Authority:** Camden

**Council Tax Band:** F

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	66 D	76 C
39-54	E		
21-38	F		
1-20	G		

### *Chestertons Camden & Kentish Town Sales*

99-101 Parkway

Camden

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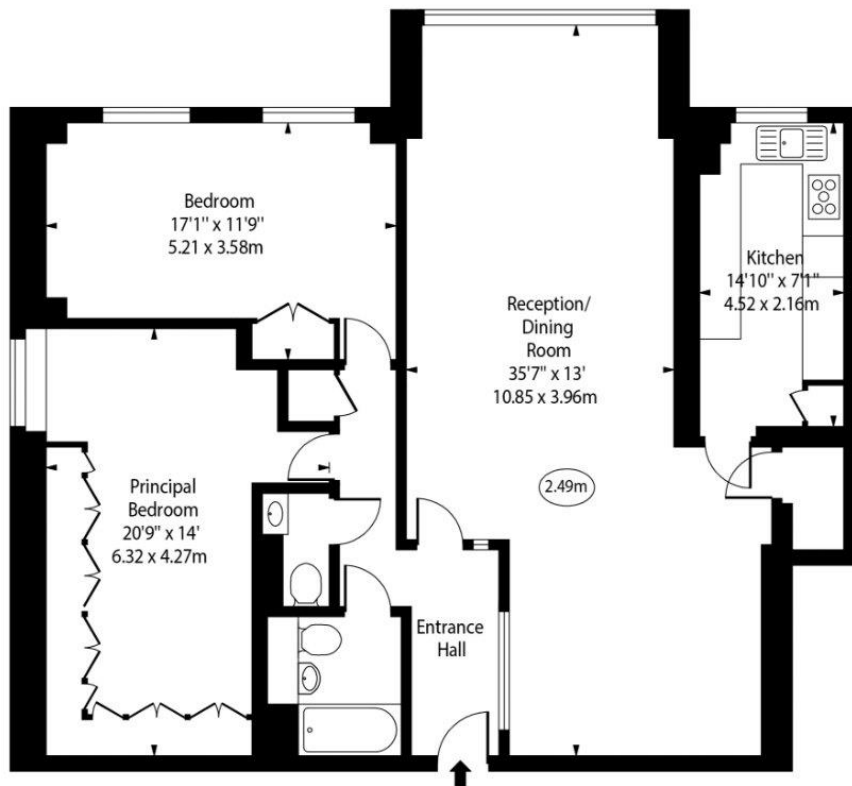
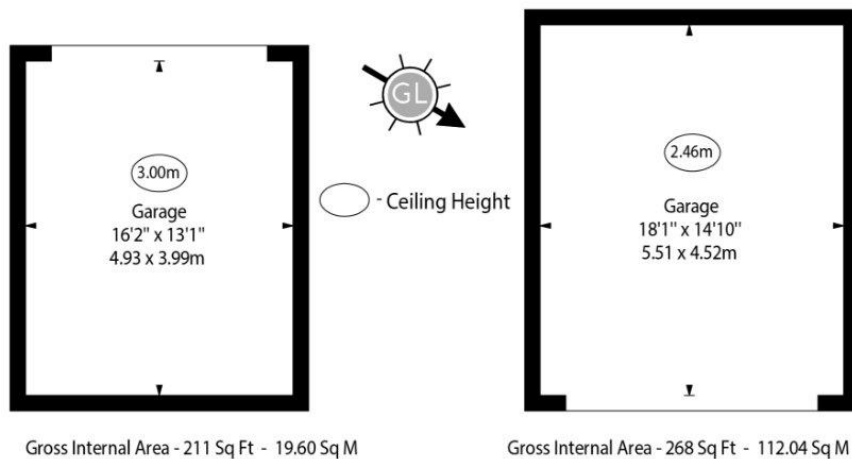
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Darwin Court,  
Gloucester Avenue



Fifth Floor

Gross Internal Area - 1206 Sq Ft - 112.04 Sq M

**Approx Gross Internal Area 1206 Sq Ft - 112.04 Sq M**  
(Excluding Garages)

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.

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