



# Harmood Street

London, NW1

Asking Price £1,300,000

This three bedroom family home offers a rare opportunity to restore and redesign a rarely available product in one of Camden's most desirable locations. Arranged over two floors, the home offers generous living space and an impressively large rear garden. The ground floor provides two separate reception rooms, offering flexible living and dining options, leading to a spacious kitchen positioned to the rear with access to the garden. Upstairs, the first floor comprises three bedrooms and a family bathroom.

**CHESTERTONS**





# Harmood Street

## London, NW1

- Three Bedroom Period Home
- Excellent Location
- Moments From Camden High Street
- Private Garden
- Requiring Modernisation





Further benefits include ample storage throughout and potential to extend into the loft and at the rear, subject to the relevant planning permissions. The property is within easy walking distance to The Regent's Park and Primrose Hill, while Talacre Gardens lie only 250 metres away. Historic Hampstead Heath is one mile to the north. As a residential location, Harmood Street is ideally placed for the College Francais Bilingue de Londres & the Hawley School and for the exciting atmosphere around the nearby Stables Market area which offers an array of restaurants, cafes and boutique style shops. The Roundhouse performing arts and concert venue and a large Morrisons supermarket are in very close proximity. The property is conveniently located near transport hubs, with easy access to central London buses, trains and underground tube stops.

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**Tenure:** Freehold  
**Service Charge:** £0  
**Ground Rent:** £0  
**Local Authority:** Camden  
**Council Tax Band:** F

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### *Chestertons Camden & Kentish Town Sales*

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Approx Gross Internal Area      1200 Sq Ft - 111.48 Sq M  
Approx. Floor Area Including Restricted Heights      1210 Sq Ft - 112.41 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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