



Gloucester Avenue

Primrose Hill, NW1

Guide Price £635,000

A bright and spacious one bedroom apartment situated within a charming period residence with superb south facing communal gardens. This excellent property comprises a large and spacious reception room leading into a dining area and modern kitchen, the bedroom is to the rear facing the tranquil gardens.



Gloucester Avenue

Primrose Hill, NW1

- Moments from Regents Park & Primrose Hill
- Large Reception
- Camden Town's local amenities are nearby
- Includes private Patio and direct access to Communal Garden
- Well presented
- Chain Free



The apartment is perfectly positioned for all the amenities located in the area and open green spaces of Primrose Hill and Regents Park, alongside an array of quality independent shops, cafes, restaurants and bars in Camden Town. Camden Town Station (Northern Line) is 0.3 miles, Camden Road Station (London Overground Line) is 0.5 miles.

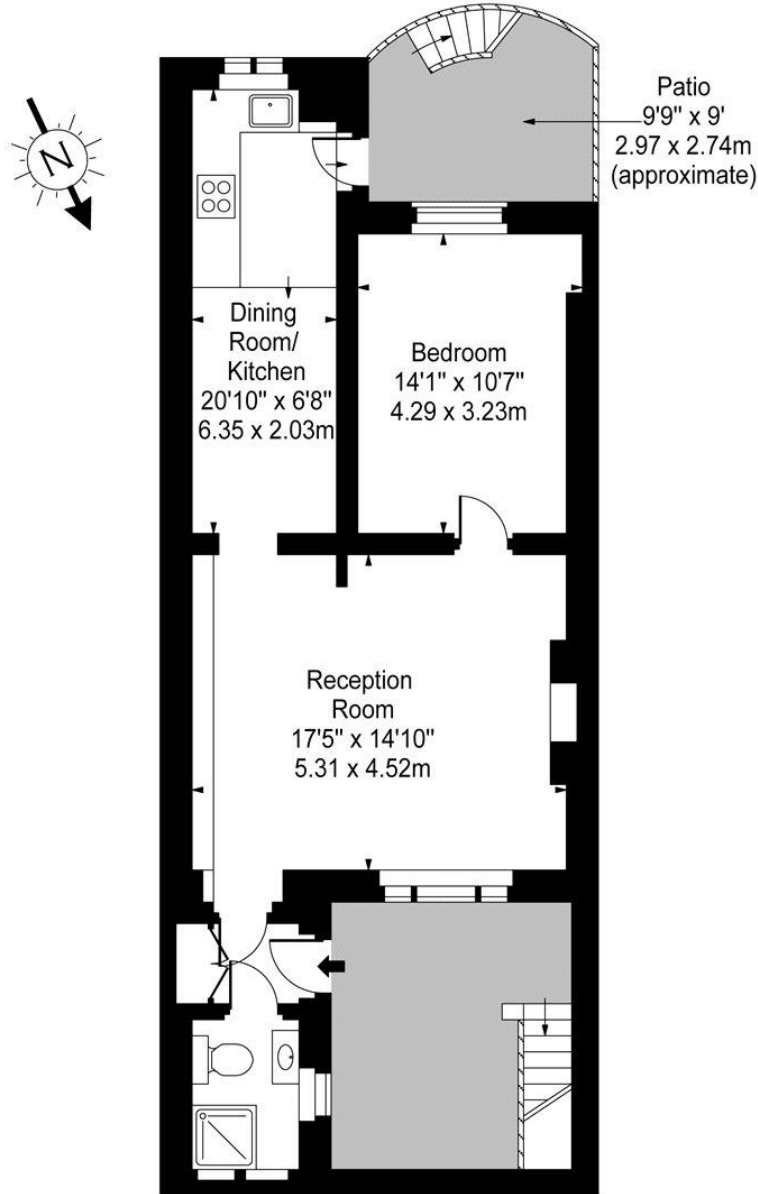
Tenure: Leasehold with 82 years remaining.
Service Charge: TBC
Ground Rent: TBC
Local Authority: London Borough of Camden
Council Tax Band: D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(92-)	A		
(81-91)	B		
(69-80)	C	71	80
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Chestertons Camden & Kentish Town Sales

99-101 Parkway
 Camden
 London
 NW1 7PP
 camden@chestertons.co.uk
 020 7267 2053
 chestertons.co.uk

Gloucester Avenue NW1



Lower Ground Floor

Approx Gross Internal Area 637 Sq Ft - 59.18 Sq M

For Illustration Purposes Only - Not To Scale Floor Plan by www.nogaphotostudio.com Ref: No.31448

This floor plan should be used as a general outline for guidance only. 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.

