

MATTHEW JAMES

Residential Sales • Lettings • Management



Mayford Oakley Square, NW1 1PA

Asking Price £525,000

An impressive two double bedroom purpose built flat with private balcony arranged over the top two floors (second and third) of this securely gated block. Located centrally and close to London Euston and St Pancras International Stations, whilst to the west and within walking distance are the wide open green spaces of Regents Park, Camden Town with its famous bustling market is a short walk north and well located for access to both Central and the West End of London with it's array of attractions. Available for sale chain free. 789 Sq.Ft. (73 Sq.M.) Internal Floor Space.

Gated Entrance

Second Floor

Lift and stair access..

Entrance Hall



Entryphone. Space for a tall fridge freezer.

Kitchen Breakfast Room



This lovely room offers ample space for a breakfast table and has a good range of wood effect wall and base storage units and a large fitted understairs cupboard. Appliances include an integrated oven and four ring gas hob with overhead extractor canopy and stainless steel splashback panel, a circular stainless steel basin with mixer tap and plumbed for both a washing machine and dishwasher, twin usb charger points. Finished in white ceramic splashback tiling and dark ceramic floor tiles.

Living Room

A naturally bright room with direct access onto a private balcony.

Third (Top) Floor

Hallway

Floor to ceiling fitted cupboards.

Bedroom One



Carpeted

Bedroom Two



Shower Room



Walk in shower with glazed screen, electric 'power shower', wash hand basin set in vanity unit, mirrored medicine cabinet, recessed shelving and ceramic tiling to floor and walls.

W.C.

Low flush w.c. , ceramic floor and wall tiling.

Balcony



Perimeter brickwork and glazed viewing panels.

Additional Information

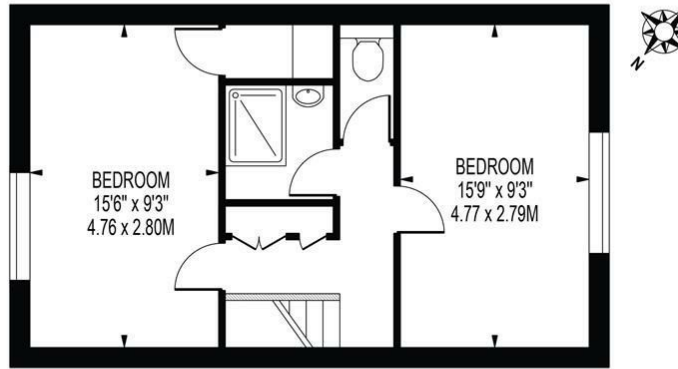


Remaining Lease Length 100 Years
Last Service Charge £4824 p.a.
Ground Rent £10

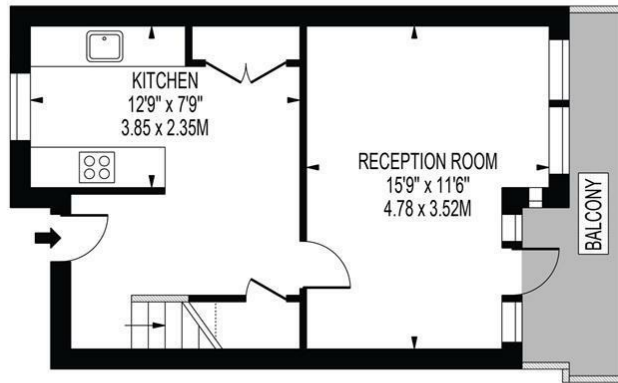
Floor Plan

MAYFORD OAKLEY SQUARE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 789 SQ FT - 73.32 SQ M



FOURTH FLOOR

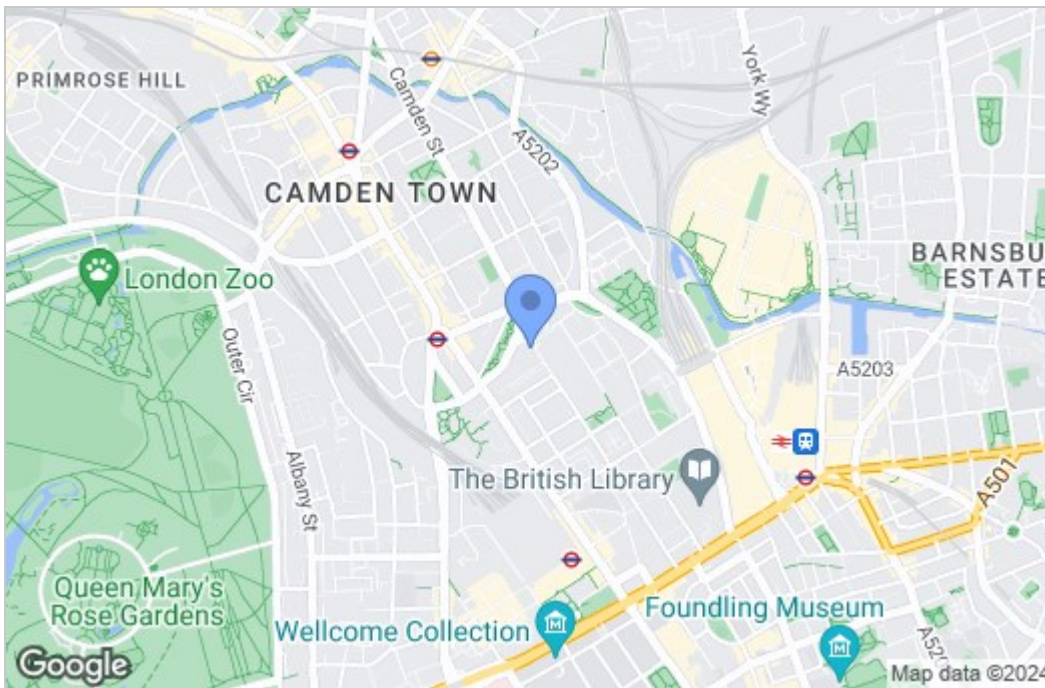


THIRD FLOOR

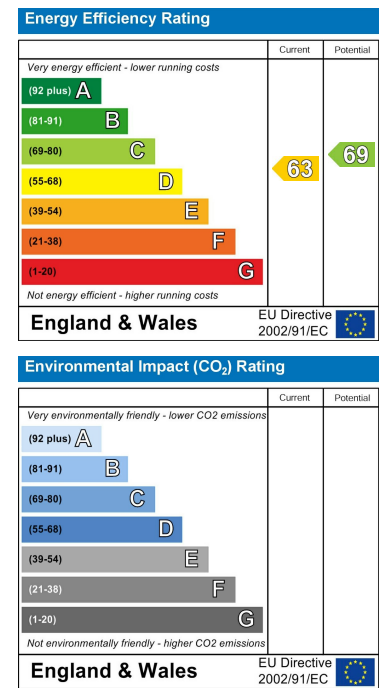
FOR ILLUSTRATION PURPOSES ONLY

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.

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

43- 45 Fortess Road, Kentish Town, London, NW5 1AD

Tel: 020 7284 4343 Email: als@matthewjames.co.uk www.matthewjames.co.uk