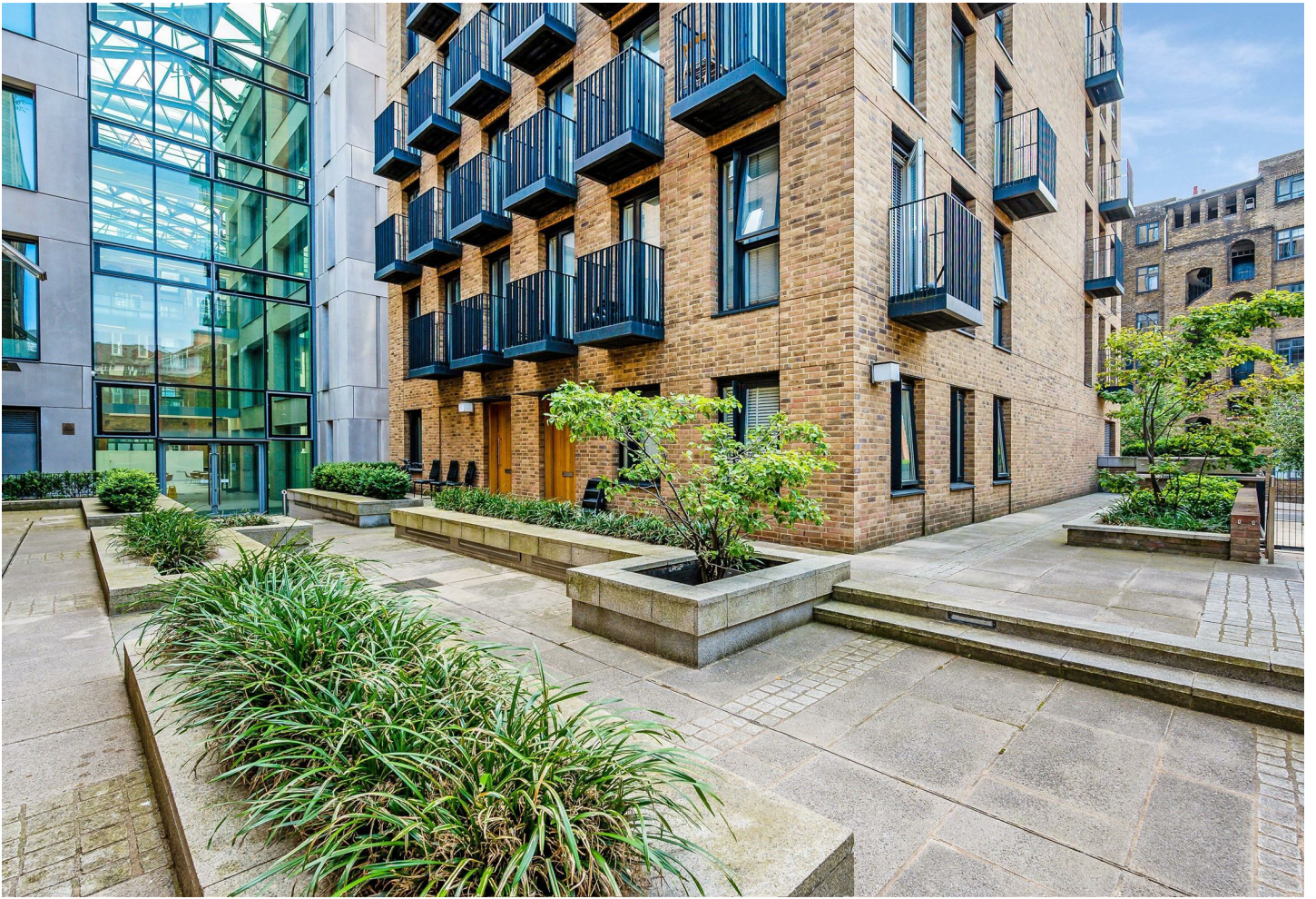


# MATTHEW JAMES

Residential Sales • Lettings • Management



28 Churchway, London, NW1 2AW

**Asking Price £750,000**

Well positioned just moments from Euston Station and the wonderful cafes and eateries of the area, and securely placed behind a large entrance gate leading to a central courtyard. We are delighted to offer for sale this very stylish 2 double bedroom first floor apartment with it's own private entrance and quite magnificent private roof terrace.

This light and spacious property is well planned and offered for sale chain free. We highly recommend viewing.



## Entrance Courtyard

Large front gate with fob entrance leading to open courtyard giving access to all units.

## Ground Floor

### Entrance

Stairs from ground floor entrance up to the first floor.

### First Floor

### Entrance Hall



Engineered wood floor, video entryphone, storage cupboard.

### Lounge



Engineered wood floor, double glazed windows and doors to large terrace.

## Kitchen



Fitted white wall and base units, worktops incorporating a stainless steel sink unit with mixer tap, electric oven and hob with extractor canopy above, integrated washer dryer, dishwasher and 60/40 fridge freezer, double glazed window.

## Master Bedroom



Engineered wood floor, fitted double wardrobe, large walk-in wardrobe, double glazed windows with fitted blackout curtains.

## Bedroom Two



Engineered wood floor, double glazed windows with fitted black out blinds, built-in wardrobe.

## Bathroom



Panel enclosed bath with mixer tap and shower attachment, wash basin with fitted mirror above, low flush WC, extractor fan, tiled splash back areas.

## Terrace



A huge private paved terrace accessed from the lounge, perfect for entertaining a lot of guests!

## Additional Information

Leasehold 125 years from 16th November 2011 - 112 Years remaining

Service Charge £4,357.20 for 24/25 up to 31st March 2025 to include £250 ground rent.

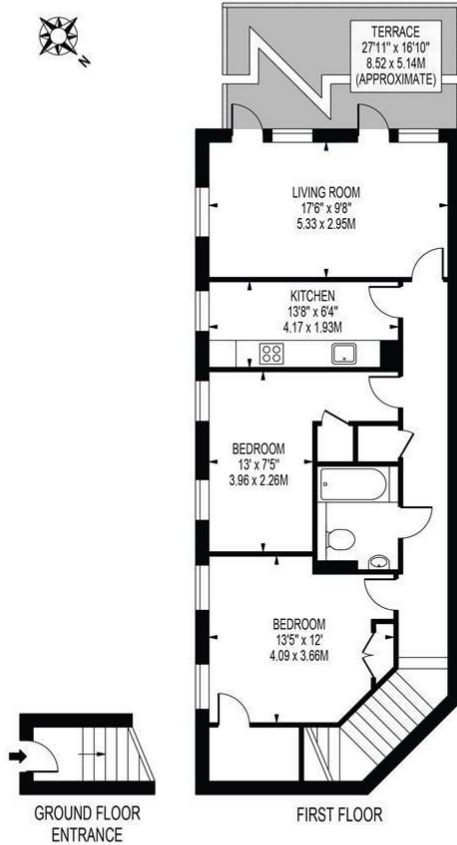
EPC Rating C

Camden Council Tax Band D

# Floor Plan

## CHURCHWAY

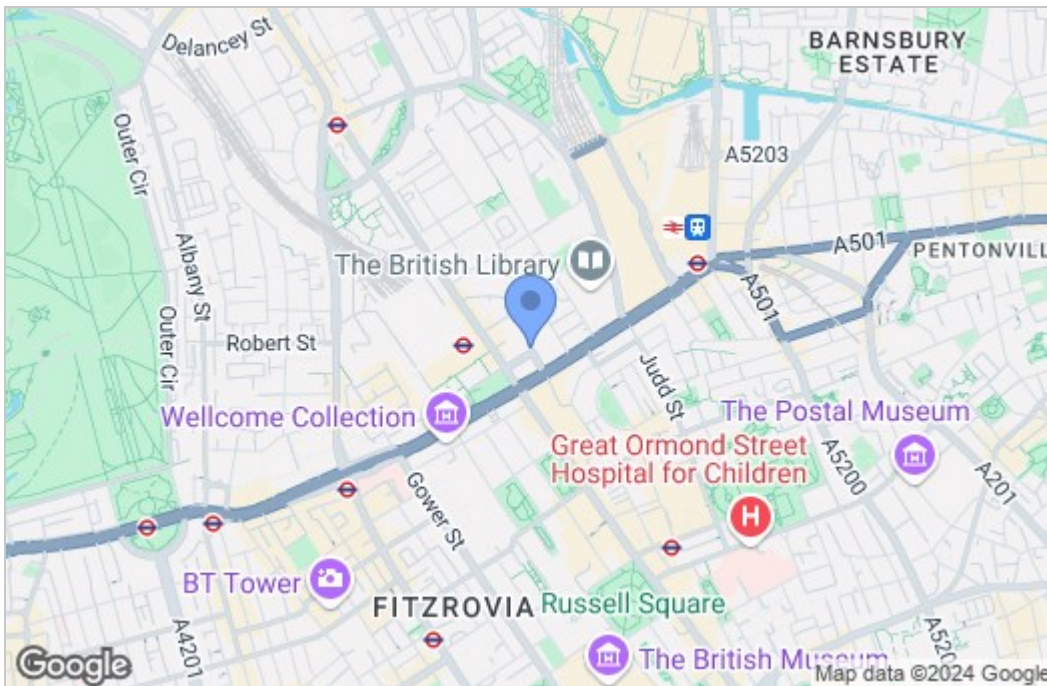
APPROXIMATE GROSS INTERNAL FLOOR AREA: 822 SQ FT - 76.40 SQ M



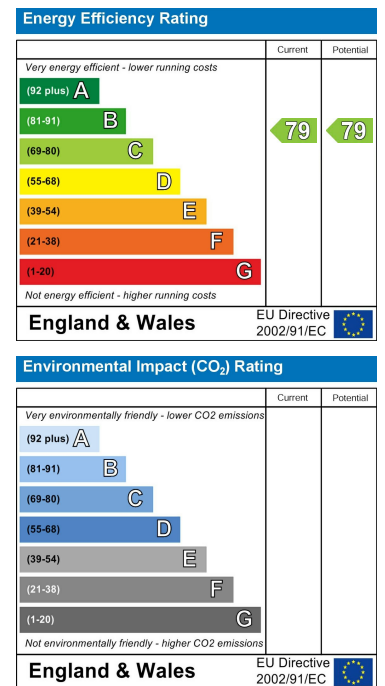
FOR ILLUSTRATION PURPOSES ONLY

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.

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