



FOR SALE

Arlington Road Camden NW1

PRICE £525,000.00



1 Bedroom



Kitchen



1 Reception



1 Bathroom



Arlington Road Camden NW1

PRICE £525,000.00

Offering a welcome sense of modernity, this generously proportioned apartment circa 614 Sq.Ft. one bedroom ground floor apartment, has a stylish contemporary design to suit the taste of a discerning buyer focusing on central Camden, which we strongly recommend a viewing.

The generously proportioned accommodation is accessed from its own private entrance directly on to the reception, featuring high ceilings, with the layout allowing for the perfect arrangement for entertaining with the kitchen lying off the living area from the front to the rear of the building.

To the left of the building apartment from the entrance lays the bedroom and bathroom.

Squirreled away on this popular residential streets of Camden Town, Arlington Road is deceptively close to its livelier hotspots. Morning brunches can be taken on Parkway or the finer eateries of Primrose Hill. Regents Park or Primrose Hill provides leisure walks into Town or adjacent sophisticated neighbourhood, that host an array of smart boutiques for all-important indulgent essentials. Camden is famous for its thriving market of street food stalls and antiques traders, plus a new Cinema on standby for a rainy afternoon and many local bars.

The Northern Line underground station provides great access into The City and West End with numerous complementary bus routes to hand.

Chain Free





£ 525,000.00

1 Bedroom

Leasehold

1 Bathroom

London Borough of Camden

1 Reception

G Council Tax Band

64 EPC Band

KENTISH TOWN | 189 Kentish Town Rd | London | NW5 2JU | T: 020 7284 1222 | hello@oliverstown.com

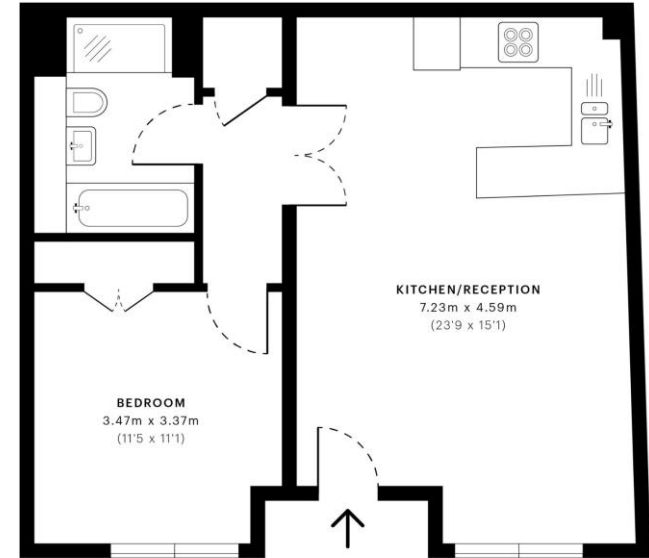
ASSOCIATED MAYFAIR | 121 Park Lane | London | W1K 7AG | T: 020 3368 8602 | hello@oliverstown.com



Arlington Road, NW1

CAPTURE DATE 25/07/2022 LASER SCAN POINTS 30,252,573

GROSS INTERNAL AREA
57.05 sqm / 614.08 sqft



— Ground Floor

GROSS INTERNAL AREA (GIA)
The footprint of the property
57.05 sqm / 614.08 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes washrooms, restricted head height
53.65 sqm / 577.48 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
0.00 sqm / 0.00 sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.5m
0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 57.46 sqm / 618.49 sqft
IPMS 3C RESIDENTIAL 54.75 sqm / 589.32 sqft

SPEC ID 02dac2e0dba5980deee38aba