

hotblack desiato

ESTATE AGENTS

JEFFREY'S PLACE, NW1 9PP

£600,000



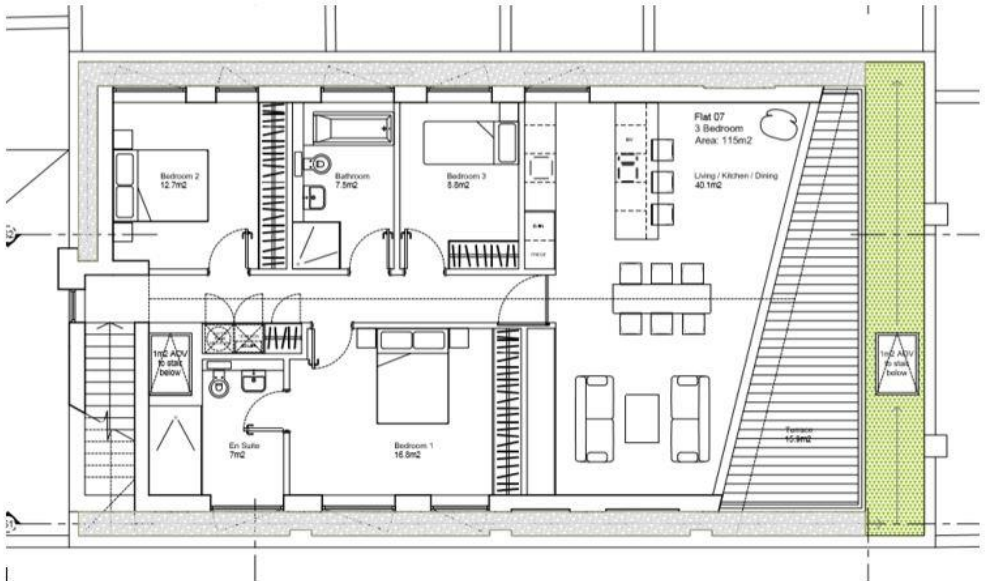
A fantastic opportunity to develop a rooftop space set atop a converted pipe factory, built circa 1915, and currently providing 8 exclusive loft style apartment on 3 floors. Planning permission has been obtained, including a Section 106 agreement, for a single-storey penthouse apartment of circa 1291 sq ft (120 sq. metres), with additional outside space, and will afford stunning viewings over London. Jeffrey's Place is a quiet cobbled street ideally positioned for all modes of public transport and the many fashionable shops, boutiques, markets and eateries of both Camden and Primrose Hill. The exciting shops, restaurants and bars at Granary Square and Coal Drops Yard, at Kings Cross, are also nearby, and may be cycled, jogged or strolled to via the nearby Regent's Canal towpath. The tranquil, green spaces of Primrose Hill and Regent's Park provide a wonderful contrast to the buzz and dynamism of neighbouring Camden Town.

Photos are CGI for illustration purposes only and is not as existing

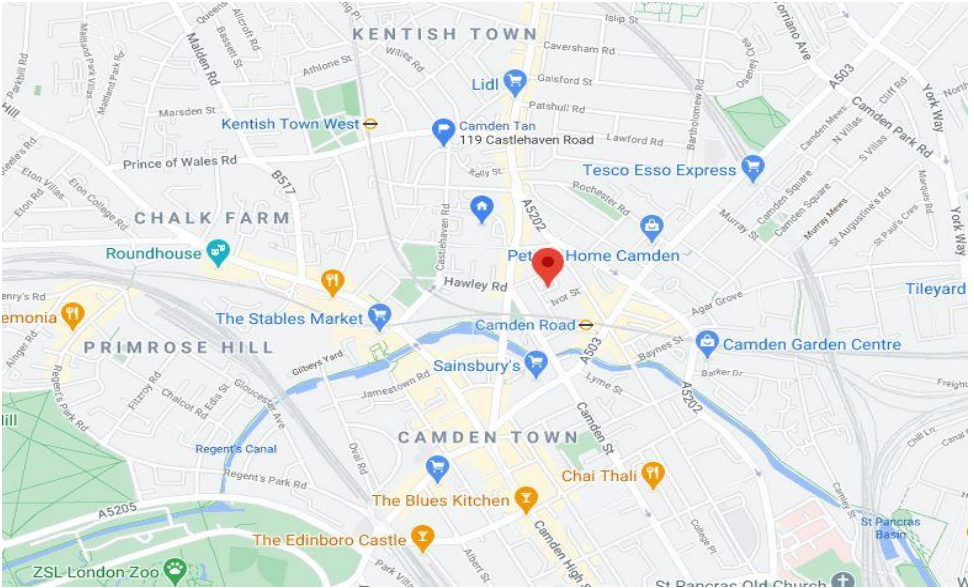
- FANTASTIC DEVELOPMENT OPPORTUNITY
- PLANNING PERMISSION OBTAINED
- APPROX. 1291 SQ FT OF ROOFSpace
- QUIET, COBBLED STREET
- Leasehold (New 250 Year Lease)
- Service Charge: £1,900 p/a
- Ground Rent: Peppercorn
- Council Tax: £ TBC
- Approx. 1,291 sq ft
- Rental Estimate: £ TBC

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Plans represent those submitted for planning. Exact measurements not taken.



TRANSPORT LINKS

Camden Road Station (London Overground) is approximately a 3 minute walk away.
 Camden Town Station (Northern Line) is approximately a 7 minute walk away.
 Kentish Town West Station (London Overground) is approximately a 10 minute walk away.
 Kentish Town Station (Northern Line) is approximately an 11 minute walk away.

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- 2) no representations are made in these particulars as to the property or as to whether any service or facilities are in good working order, and 3) all measurements are approximate.