

Rochester Place, NW1
Approx. Gross Internal Area 442 Sq Ft - 41.06 Sq M
Approx. Gross Balcony Area 52 Sq Ft - 4.83 Sq M

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Flat-1

Floor Area 442 Sq Ft - 41.06 Sq M



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.
ipaplus.com 25/5/2024

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



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£450,000 Leasehold

This stunning one bedroom apartment is in excellent condition with wood flooring throughout. The flat has large opening windows letting in lots of natural light and with an unobstructed view, a modern bathroom and open plan kitchen / living room.

The property is well-presented and comes complete with a balcony - quietly located on a charming cobbled mews in close proximity to Camden, Kings Cross and Kentish Town.

The property is being sold with no onward chain and offered for sale with a long lease

There is a garage that is available by separate negotiation.

The green open spaces of Regent's Park and Primrose Hill are within easy walking distance and close to all amenities of Camden Town and Kentish Town. Convenient access to two train lines, buses at doorstep and a secure bike store in the building. Great supermarkets, cafes, speciality stores and restaurants nearby.

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While we endeavor to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to confirm the position for you. Particularly if contemplating traveling some distance to view the property. All room sizes have been measured with an electronic sonic tape, the accuracy of which cannot be guaranteed. You are advised to make your own checks before contemplating a purchase, especially if an exact measurement is of particular importance to you.

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- BALCONY
- EXCELLENT LOCATION
- IDEAL FIRST TIME BUY

- OPEN PLAN KITCHEN/LIVING
- CLOSE TO TRANSPORT
- GARAGE AVAILABLE (SEPARATE NEGOTIATIONS)

