



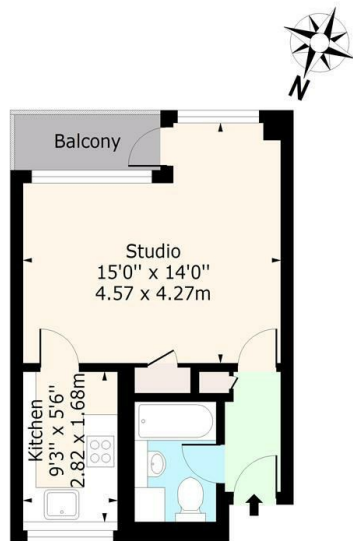
## Flat 12, Merrivale Camden Street, London, NW1 0LH

Offers Over £275,000

- STUDIO APARTMENT
- TILED BATHROOM SUITE
- A SHORT WALK AWAY FROM KINGS CROSS & EUSTON
- SET ON THE FIRST FLOOR OF THIS PURPOSE BUILT BLOCK
- BUILT IN STORAGE
- APPROX. 4 MINUTE WALK TO MORNINGTON CRESCENT UNDERGROUND STATION (NORTHERN LINE)
- SEPARATE KITCHEN
- PRIVATE BALCONY

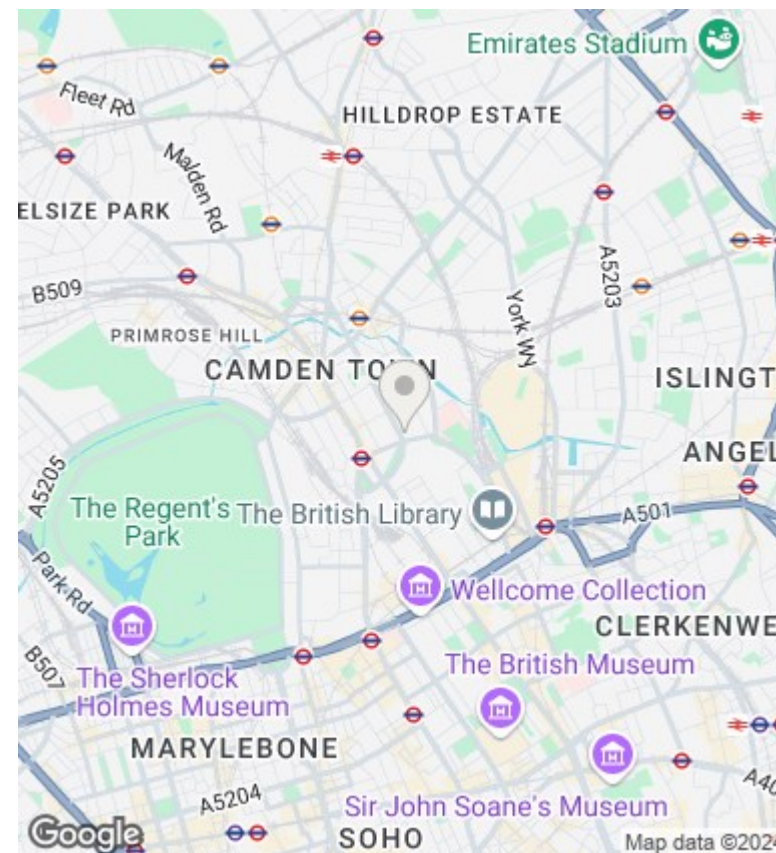
## Merrivale, Camden Street, Camden, NW1 0LH

Approx. Gross Internal Area 323 Sq Ft - 30 Sq M



First Floor

For Illustration Purposes Only - Not To Scale



## Viewings

Viewings by arrangement only. Call 020 7485 0112 to make an appointment.

## Council Tax Band

C

## EPC Rating:

C

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		77	78
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	