

Ivor Street, Camden  
London, NW1

WAYNE & SILVER



# The Property

A beautifully presented four-bedroom Georgian house, offering 1,665 sq ft of bright and spacious living, located within the highly sought-after Jeffreys Conservation Area in Camden Town, NW1.

Arranged across three floors, the property opens on the ground floor to a generous double reception and dining room, leading through to a semi open-plan kitchen with a breakfast bar. From here, French doors open onto a beautiful south-facing garden extending 34 ft, a true highlight of the home.

The first floor comprises a large double bedroom at the front, complete with fitted wardrobes and striking period sash windows, along with two further versatile double bedrooms and a full family bathroom. Occupying the top floor, the principal suite offers a sense of privacy and style, featuring a cleverly designed hidden en-suite, ample storage, and additional fitted wardrobes on the landing.

Ivor Street is one of Camden's oldest and most historic addresses, dating back to the early 19th century, and is celebrated as part of the Jeffreys Conservation Area. The property enjoys an exceptional location: Camden Town Underground (Northern Line) and Camden Road Overground are both within an eight-minute walk. A vibrant mix of independent restaurants, coffee shops, and cultural venues are right on the doorstep, while King's Cross and Granary Square are just a short stroll along the Regent's Canal.

There are also a fantastic array of schools in the immediate locality, including King's Cross Academy, Camden School for Girls, CFBL (Collège Français Bilingue de Londres).



# Key Features

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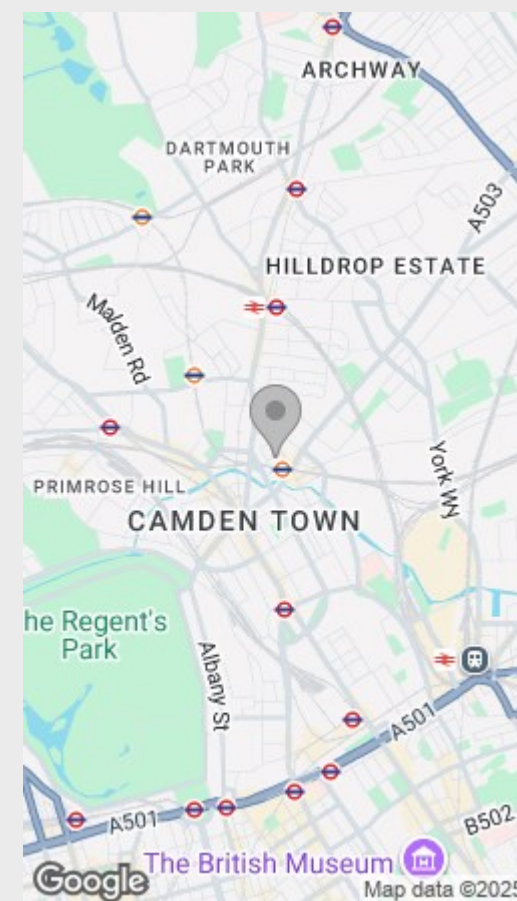
- Georgian 4 bedroom house
- 1665 sq ft / 154.68 sq m
- South facing garden
- Jeffreys Street Conservation Area
- Exceptional location in Camden
- Air conditioning







## Location









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## Ivor Street

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£1,600,000

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BEDROOMS

4

BATHROOMS

2

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INTERNAL

1665.00 sq ft

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EPC

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LOCAL COUNCIL

Camden

TAX BAND

F

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TENURE

Freehold

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# Floorplan & EPC

£1,600,000

## IMPORTANT INFORMATION

Wayne & Silver, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Wayne & Silver have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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Although every attempt has been made to ensure accuracy, all measurements are approximate.  
This floorplan is for illustrative purposes only and not to scale.  
Measured in accordance with RICS standards.

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

# WAYNE & SILVER

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