

HUNTERS®

HERE TO GET *you* THERE



84 Camden Road

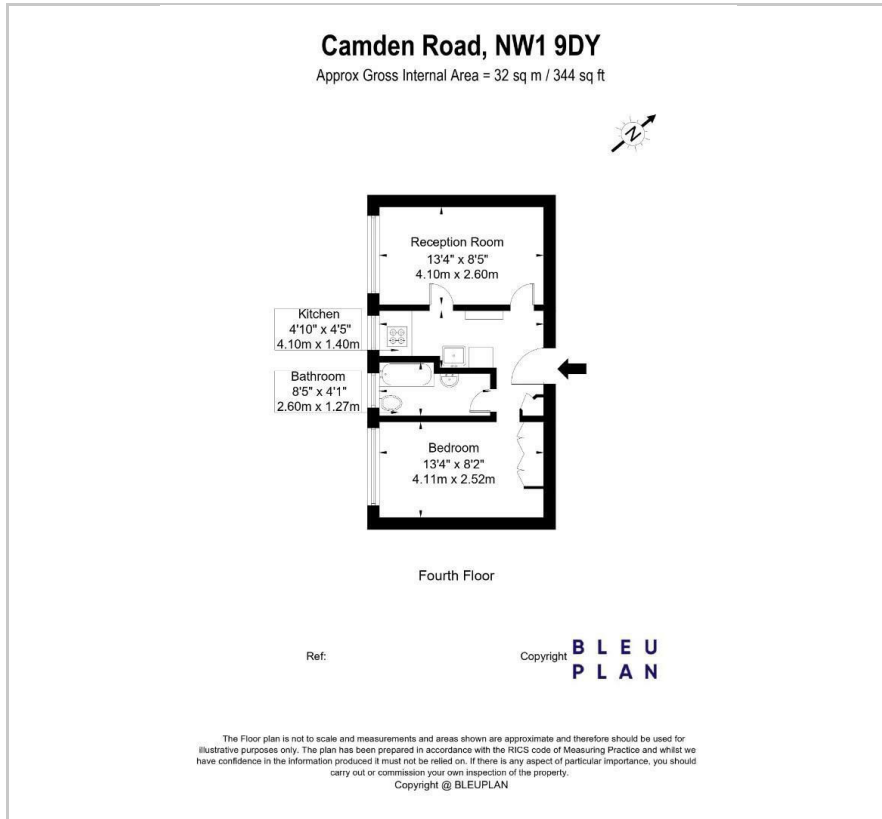
Camden Town, Camden, NW1 9DY

Asking Price £365,000



Council Tax: C

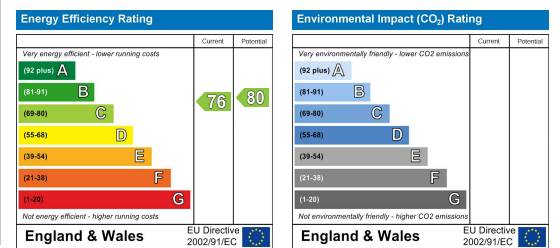
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Hunters Camden Office on 020 7916 0313 if you wish to arrange a viewing appointment for this property or require further information.

- 1 Bedroom Flat For Sale
- Offered Chain Free
- Lift Access Available
- Excellent Shops and Amenities Nearby
- This property produces 1.1 tonnes of CO₂
- Overlooking Regent Canal
- Ideal for Investors and Private
- Located in Camden Town
- Excellent to Public Transport Nearby

Highly Desirable Canal-Side Flat in Camden with Flexible Layout

Looking for a spacious and versatile one-bedroom flat in a prime location? Look no further than this beautiful property in Camden, one of London's most vibrant and diverse areas. This flat offers a large double bedroom and living room, a separate kitchen and bathroom, and plenty of storage space. You can also open or close the kitchen to the living room, giving you the option to use the flat as a two-bedroom if you wish for a flatshare as currently used.

The flat is on the third floor of a private block with lifts and stairs and has an amazing canal-side view. The flat features Crittall windows with secondary glazing, which are stylish, durable, and low-maintenance. The flat also benefits from a communal gas central heating system, which covers hot water and heating in the service charge.

The location of this flat is unbeatable, as it is just a minute away from Camden Road overground station and five minutes away from Camden Town underground station, offering easy access to various lines and destinations across the city. You will also be surrounded by a wealth of amenities, such as Sainsbury's supermarket, Regent's Canal, Camden Lock, Primrose Hill, and Regent's Park. Whether you are looking for street markets, music venues, nightlife, or cultural attractions, you will find them all in Camden.

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

86 Camden Road, Camden, NW1 9EA
Tel: 020 7916 0313 Email: camden@hunters.com <https://www.hunters.com>



MATERIAL INFORMATION

Tenure: Leasehold - Share of Freehold
Lease Years Remaining: 96years
Annual Ground Rent: Nil
Service Charge: £2700pa