

# HUNTERS®

HERE TO GET *you* THERE



## Camden Road

London, NW1 9AB

£2,400 Per Calendar Month

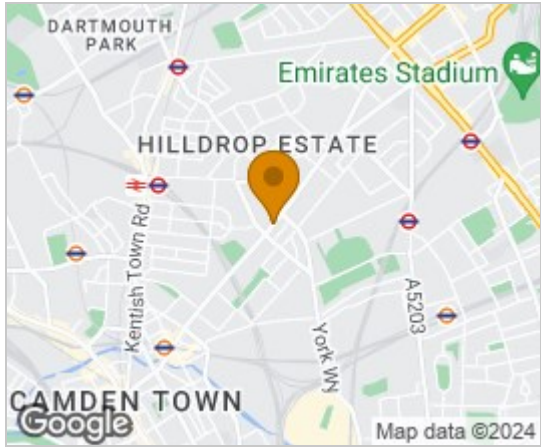


Hunters Camden are delighted to offer this bright and airy two bedrooms first floor period conversion. This great flat comprises a large reception room with two large sash windows with a lovely outlook and wood flooring, Fully fitted open plan kitchen, two bedrooms with sash windows to the rear aspect and three-piece bathrooms with overhead shower. 5 minutes to Camden Town tube station and close to UCL University. Please note we work on a first come first serve basis so please book your appointments ASAP to avoid disappointment.

The properties are suitable for both student and professional lets and are within easy commute of central London, the West End.



# Area Map



# Floor Plans

**HUNTERS** Camden Road, NW1 GROSS INTERNAL AREA  
70.83 sqm / 762.41 sqft

CAPTURE DATE: 07/09/2020 LATEST SCANS DATE: 23/08/2021

— Second Floor

**GROSS INTERNAL AREA ONLY**  
70.83 sqm / 762.41 sqft

**NET INTERNAL AREA ONLY**  
66.63 sqm / 717.02 sqft

**INTERNAL / EXTERNAL PERIMETER**  
620 sqm / 6700 sqft

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620 sqm / 6700 sqft

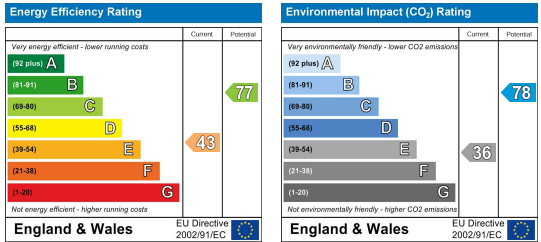
**spec**  
Verified

**RICS**  
Approved Appraiser

These verified floor plans are produced in accordance with the Royal Institution of Chartered Surveyors' Property Measurement Standards. Plans and gardens are for illustrative only and calculated from all area calculations. Floor to ceiling, window height may not add for accuracy. All measurements shown by the individual room lengths and widths are the maximum points of measurements captured in the work.

min measurement: 65.89 sqm / 712.36 sqft  
max measurement: 67.00 sqm / 721.18 sqft

# Energy Efficiency Graph



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.