



HUNTERS[®]
HERE TO GET *you* THERE

Ground 1St, 2Nd And 3Rd Floor., 144 Royal College Street,
Camden, London, NW1 0TA

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£5,000 Per Calendar Month

Hunters Camden is delighted to present this impressive five double bedroom converted Victorian house, ideally situated just moments away from Camden Town Underground Station and Camden Road Train Station. This property offers generous living spaces and modern amenities, perfect for comfortable urban living.

Property Features:

Five Double Bedrooms:

Spacious and well-lit double bedrooms, fully furnished with modern furnishings.

Living Room:

A good-sized living room, perfect for relaxation and entertaining guests.

Fully-Fitted Kitchen and Diner:

Modern, fully-fitted kitchen equipped with all essential appliances.
Dining area for convenient and enjoyable meals.

Bathrooms:

Two toilets and two showers, providing ample facilities for all residents.

Heating:

Gas central heating throughout the property, ensuring warmth and comfort.

Furnishing:

Fully furnished with tasteful and practical furniture.

Location:

Ideally located within moments of Camden Town Underground Station and Camden Road Train Station, offering excellent transport links.

Close to local amenities including shops, restaurants, and cafes, making daily errands and leisure activities easily accessible.

This property is perfect for students or professionals looking for a spacious and conveniently located home in the vibrant area of Camden. With its blend of classic Victorian charm and modern conveniences, this house is a must-see.

Contact us today to arrange a viewing and make this stunning property your new home!

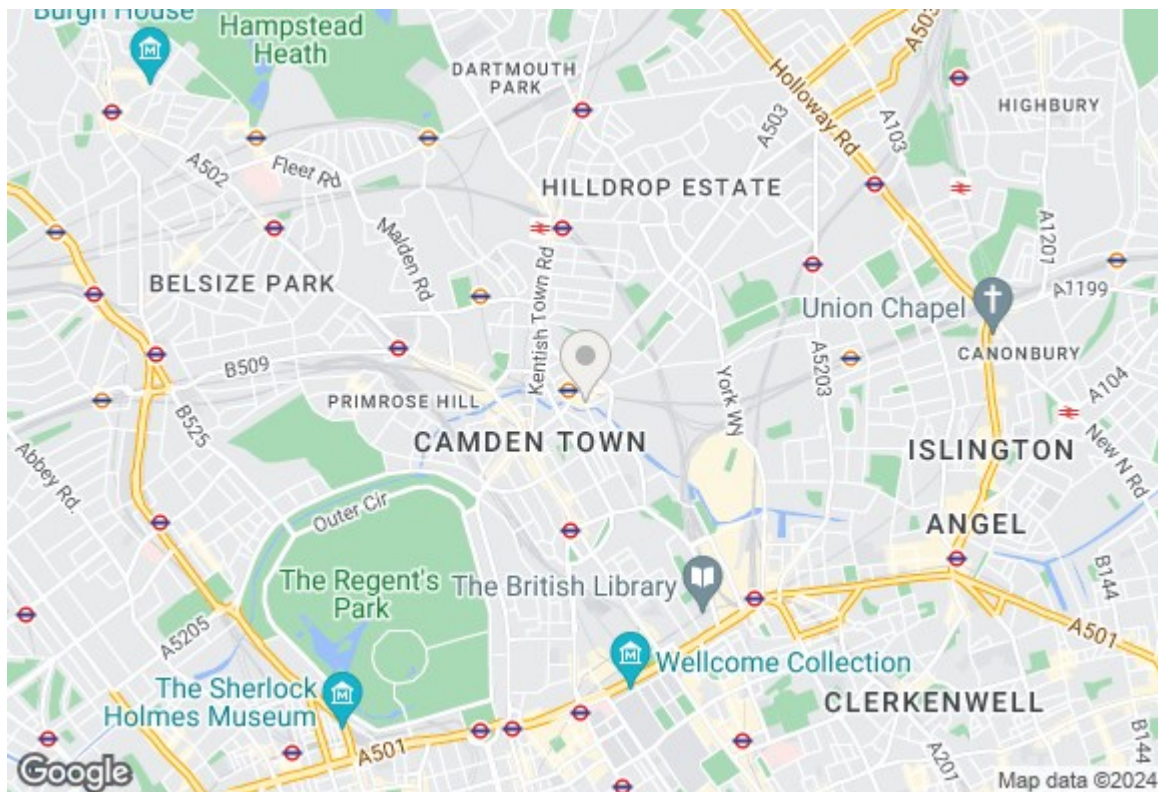
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camden.lettings@hunters.com | www.hunters.com







Area Map



Floorplan

HUNTERS Royal College Street, NW1

CAPTURE DATE: 20/09/2019 LATEST SCAN POINTS: 45,498,299

GROSS INTERNAL AREA: 126.6 Sqm / 1363.2 Sqft



Energy Efficiency Rating (EPC)

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		52	60
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		47	53
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

GROSS INTERNAL AREA
The footprint of the property
126.6 Sqm / 1363.2 Sqft

NET AREA (INTERNAL)
Excludes voids and external features
115.4 Sqm / 1241.8 Sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
0.0 Sqm / 0.0 Sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.5m
0.2 Sqm / 2.3 Sqft



Spec floor plans are produced in accordance with the Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and are excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.



IPMS 2B RESIDENTIAL
120.9 Sqm / 1301.2 Sqft

IPMS 2C RESIDENTIAL
115.9 Sqm / 1247.3 Sqft

SPEC ID:
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