



## Rochester Place, London

- Lease 999 years from 2015
- Family Bathroom & En-Suite
- Quiet Residential Road
- 2 Bedroom Duplex Apartment
- Private Apartment Entrance from Road
- Close to World Leading Universities (UCLH)
- The Camden School for Girls Catchment Area
- Excellent Amenities
- Excellent Travel Links
- This property produces 0.9 tonnes of CO2





# Rochester Place, London

## DESCRIPTION

Welcome to this stunning property located in Rochester Place, London. This modern purpose-built flat, constructed in 2017, offers a perfect blend of style and comfort.

As you step inside, you are greeted by an elegant reception room, that provides ample space for entertaining guests or simply relaxing with your loved ones. The property boasts two well-appointed bedrooms, offering privacy and tranquillity for a good night's sleep.

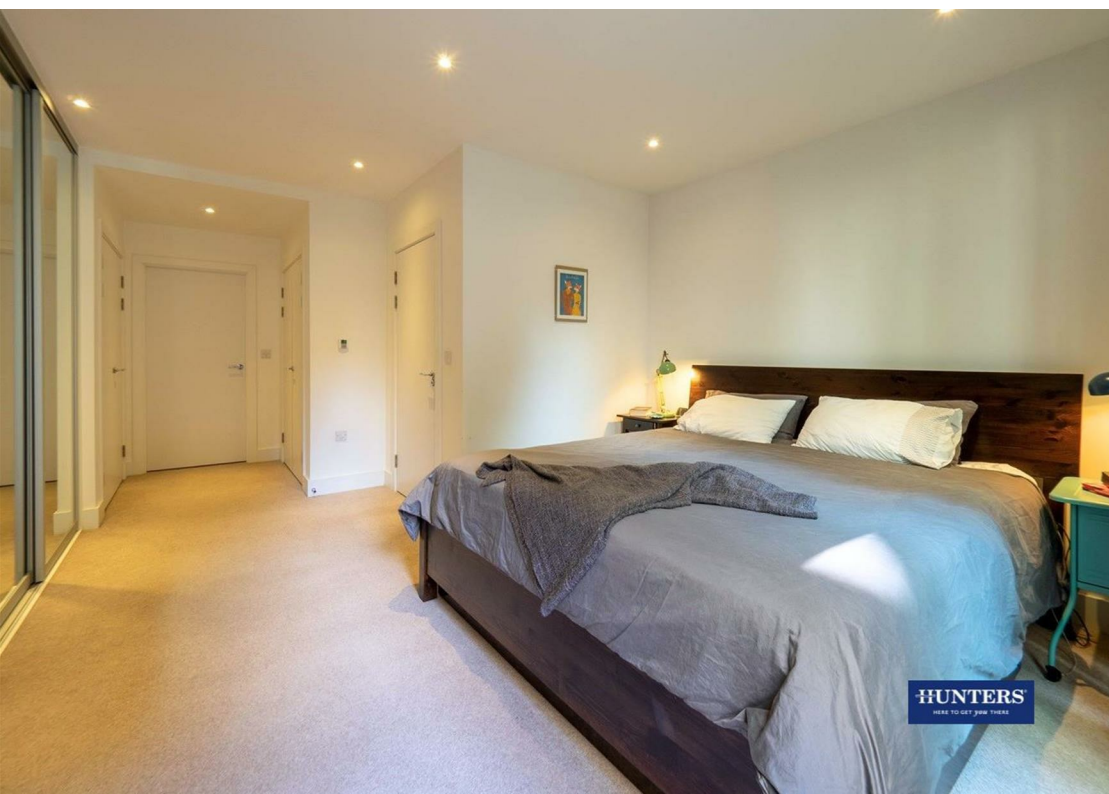
With two bathrooms, including an en-suite in the master bedroom, convenience is at the forefront of this home. Imagine starting your day with a refreshing shower in your own private sanctuary.

Situated near the picturesque Regents Park and the tranquil Regents Canal, this property offers the best of both worlds - a peaceful retreat in the midst of vibrant city life. Whether you enjoy leisurely strolls in the park or exploring the charming waterways, this location has something for everyone.

Don't miss the opportunity to make this property your own and experience the epitome of modern living in one of London's most sought-after areas. Contact us today to arrange a viewing and take the first step towards calling this beautiful apartment your new home.





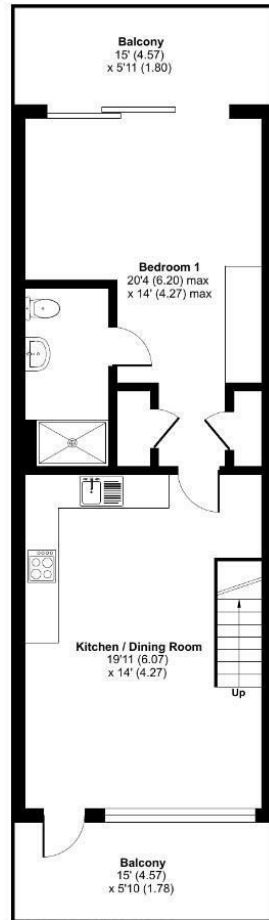




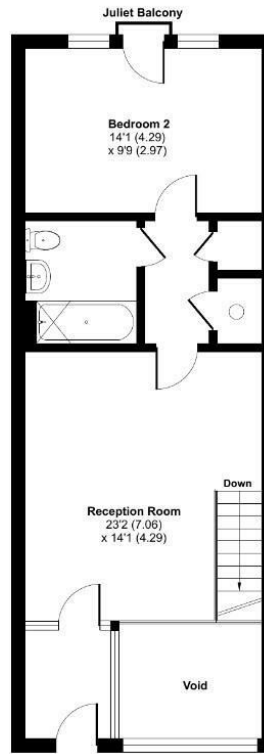
## Rochester Place, Camden, London, NW1

Approximate Area = 1114 sq ft / 103.4 sq m

For identification only - Not to scale



LOWER GROUND FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ritchecom 2024. Produced for Hunters, Camden. REF: 1151933

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

| Energy Efficiency Rating                    |         |                         |
|---|---------|-------------------------|
|   | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         |                         |
| (81-91) B                                   | 86      | 86                      |
| (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 |

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.

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