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Mais 2Nd Flr Rear & 3Rd Flrs 9 South Villas, London, London,  
NW1 9BS

# **Mais 2Nd Flr Rear & 3Rd Flrs 9 South Villas, London, London, NW1 9BS**

## **£2,650 Per Calendar Month**

Hunters Camden is delighted to present this stunning two double bedroom maisonette apartment, occupying the top two floors of a beautifully converted Victorian house. Situated on a quiet and picturesque street in one of Camden's most desirable areas, this property perfectly combines modern living with classic charm, making it ideal for couples, sharers, or a family.

Upon entering the property, you are welcomed by a small utilities area and a stylish family bathroom complete with a bathtub. Two spacious double bedrooms are located directly ahead, offering comfort, natural light, and versatility for either relaxation or work-from-home space.

The open plan living room and kitchen occupy the entire second floor, where large sliding doors allow light to flood the space, creating a bright and inviting atmosphere. The kitchen is modern and well-equipped, seamlessly connecting with the living area, perfect for entertaining or day-to-day living. From the living room/kitchen area, you can access a private roof balcony. This spacious outdoor area faces the residential street, providing picturesque views from both the front and the back of the property, ideal for enjoying a morning coffee or evening unwind.

Partly furnished and exceptionally bright throughout, this maisonette offers a charming mix of contemporary amenities and classic Victorian character. With its quiet location, stunning roof balcony, and light-filled interiors, this property presents an exceptional living experience in the heart of Camden.

Contact us today to arrange a viewing and secure this beautiful home!

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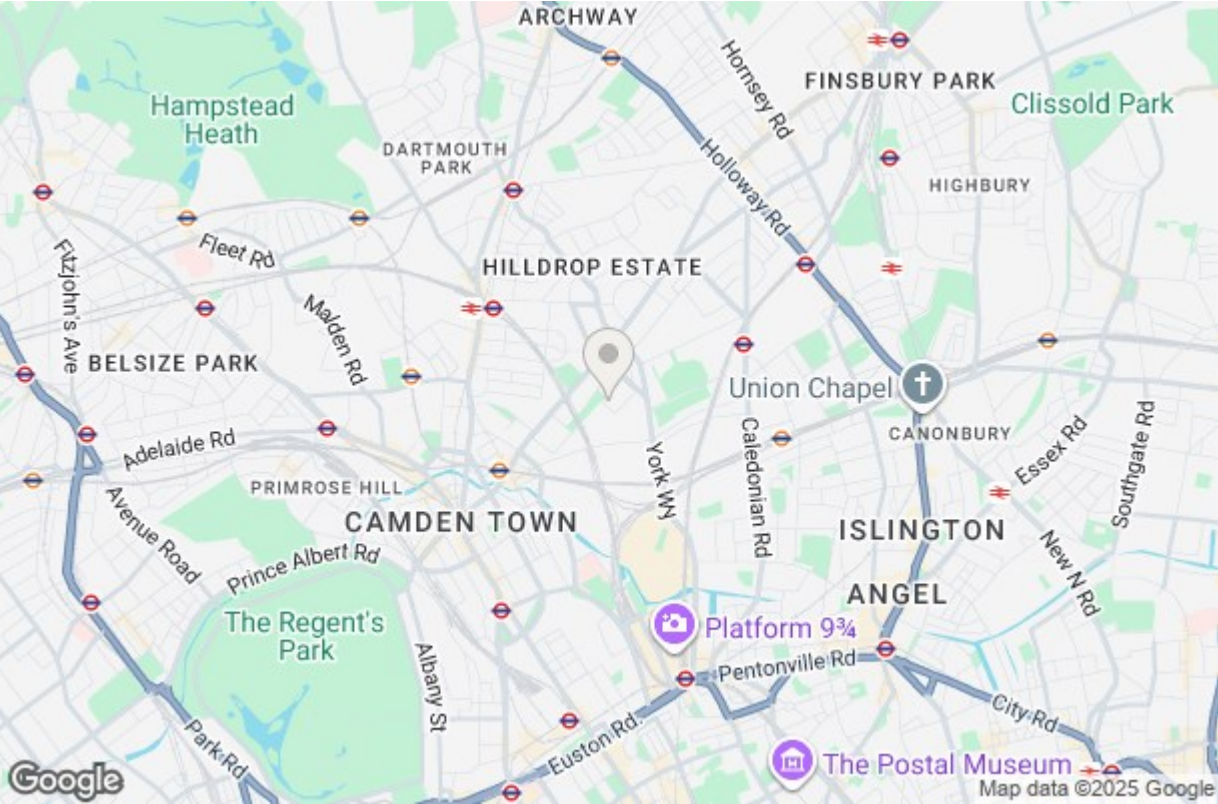










Area Map

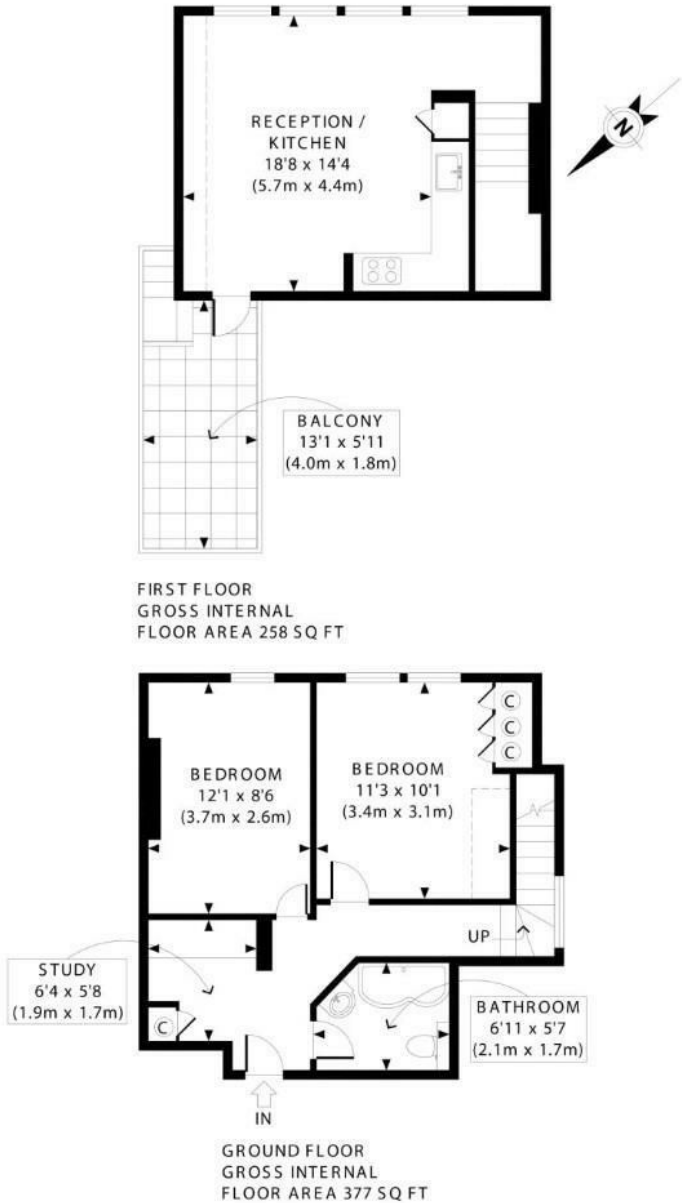


Energy Efficiency Rating (EPC)

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		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	72	79
England & Wales	EU Directive 2002/91/EC 	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
	61	79
England & Wales	EU Directive 2002/91/EC 	

Floorplan



APPROX. GROSS INTERNAL FLOOR AREA 635 SQ FT / 59 SQ M  
Ref: GCBPL - 200514 Copyright **photoplan**  
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation