



## Highstone Mansions, Camden Town, NW1

Shops and amenities nearby | Close to public transport | Double glazing | Fitted Kitchen  
Gas Central | Heating and Hot Water Included in Rent

**Asking Price: £379,000**

**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

## Highstone Mansions, Camden Town, NW1

Hunters are delighted to offer this beautifully present 1 bedroom flat by the present owner, the property comprises a spacious double bedroom, living room with separate kitchen and bathroom. The property is situated at the Camden Town end of Camden Road overlooking the Grand Union Canal just 1 minute from Camden Road overground and 5 minutes from Camden Town Underground stations. The property is located on the 1st floor of this purpose built private block with access via both lifts and stairs and is surrounded by Pubs, Bars, restaurants and shops including Sainsbury's supermarket. The property also benefits from having double glazed windows, hot water and heating included in the service charge and has a good EPC Rating. This is a must see for any investor or buyer looking to relocate in the area.

### HALLWAY

A small hallway with entrance to living room, kitchen, bedroom and bathroom, security intercom, 1 light fitting, tiled floors, neutral décor.

### LIVING ROOM

Spacious room with 1 light point, tiled floor covering, large double glazed Windows to side Canal view, neutral decor, GCG radiator beneath Windows exit to the hallway.

### KITCHEN

Tiled walls and floor covering, double glazed Windows overlooking the canal, floor and wall units, single sink strainer with mixture taps, space for washing machine with dryer, free standing cooker, under counter fridge freezer.

### BEDROOM

Spacious double bedroom with tiled floor covering, neutral decor, large double glazed Windows to canal side with GCH radiator beneath, 1 light point.

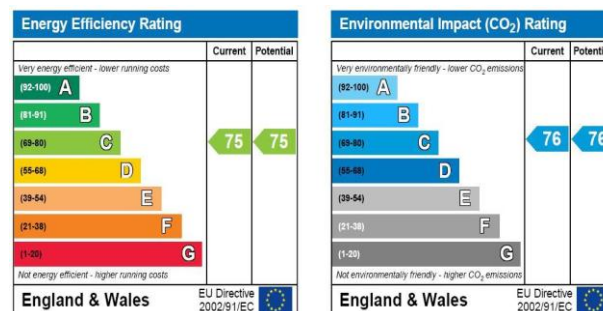
### BATHROOM

Tiled floor and wall covering 1 light point, fitted wash basin mixer tap and cabinet beneath, low-level cistern with W.C. pan, walk in shower with shower screen.

## AGENTS NOTE

Please contact us directly today if you wish to arrange a viewing, or require further information and we will be happy to help. Please note we work on a first come first serve basis so please book your appointments ASAP to avoid disappointment. This property is ideal for both investors and professional looking to purchase in the Camden area and are within easy commute of central London, the West End.

## ENERGY PERFORMANCE RATING



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

## OPENING HOURS

Monday - Friday: 9am to 6pm

Saturday: 9am to 3pm

Sunday: closed

## 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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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.