



Georgiana Street

Camden, NW1 0EB

Asking Price £265,000

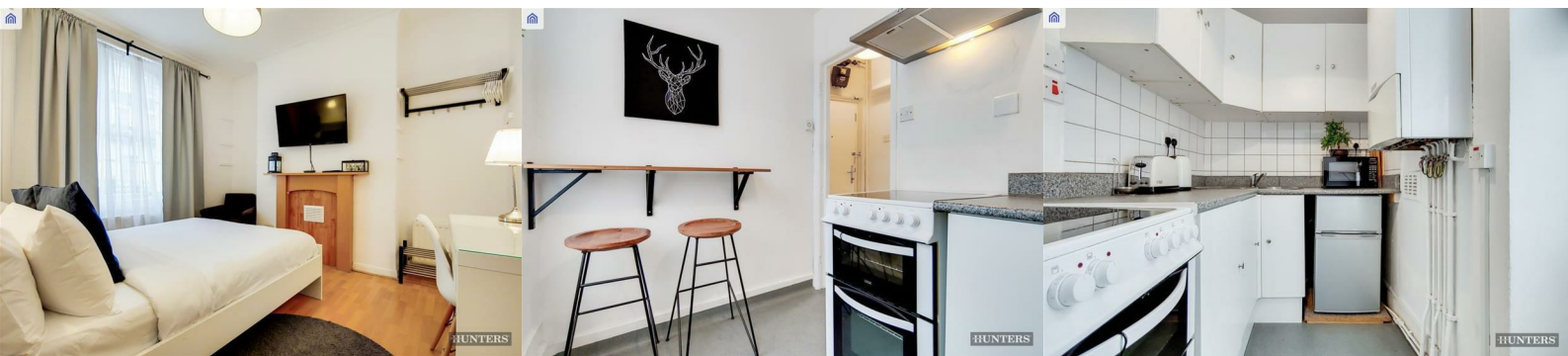


Hunters (Camden) are thrilled to present an exciting opportunity for a charming Studio Flat in the vibrant Heart of Camden. This self-contained ground floor unit has been refurbished to a nice standard, offering a bright and comfortable living space, making it an ideal investment or a cozy home for professionals.

The property benefits from having an efficient Gas Central Heating System, sash windows and a mix of wood-effect, tiled, and vinyl floor coverings, all adorned with neutral white decor, creating a welcoming atmosphere.

Leasehold for a term of 125 years from 6th December 2004, ground rent £10 per annum.

Inspection: By appointment



Studio Accommodation: 11'8" x 11'7" (3.57 x 3.54)

Separate Kitchen: 9'9" x 5'11" (2.97m x 1.80m)

Bathroom

Separate W.C.

Location

Nestled on a quiet residential street on the ground floor of a period building on Georgina Street, this property offers tranquillity while being just moments away from the bustling Camden Town. Georgina Street features a small park across the end of the road and is well-connected with numerous bus routes, Camden Town station, and Camden Overground, all within a 3-minute walk. This makes it an ideal choice for those who need easy access to Central London, Urban destinations, or national and international travel via Euston Station and Kings Cross St. Pancras, just a couple of stops away.

Area Map



HUNTERS Georgina Street, NW1

PROPERTY DATE: 04/02/2020

LARGE SCAN POINTS: 18,141,899

GROSS INTERNAL AREA: 24.5 Sqm / 263.6 Sqft



— Ground Floor —

GROSS INTERNAL AREA (GIA)
The footprint of the property.
24.5 Sqm / 263.6 Sqft

NET INTERNAL AREA (NIA)
Excludes walls and exterior features, includes balconies, covered terraces.
22.6 Sqm / 243.7 Sqft

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

RESTRICTED HEAD HEIGHT
Limited use areas under 1.9m
0.0 Sqm / 0.0 Sqft

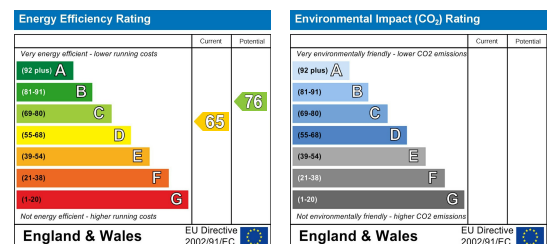
spec RICS

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

IPMS 2B RESIDENTIAL: 24.9 Sqm / 268.1 Sqft
IPMS 2C RESIDENTIAL: 23.1 Sqm / 248.2 Sqft

IPMS ID: 76388707/10470/0/0/0/0/0

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.

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