



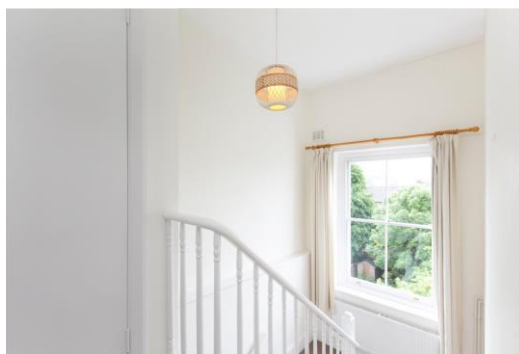
Agar Grove

London, NW1

Asking Price £425,000

Occupying the top floor of this period building is this bright, well-proportioned one bedroom flat. The bright and spacious accommodation comprises a reception room leading through to a separate modern fitted kitchen, double bedroom and separate bathroom. The property also benefits from the use of a communal rear garden.

CHESTERTONS



Agar Grove

London, NW1

- Bright top floor flat
- Reception and separate kitchen
- Communal garden
- Period conversion
- Chain-free



Agar Grove is centrally located, only a third of a mile from Camden Road Overground station, half a mile to Camden Town tube, and one mile from St Pancras International station (Eurostar terminal). Locally you will find a selection of small shops, cafes and pubs. The extensive amenities of Kings Cross, Granary Square and Camden are within easy reach. ** Please note these photos were taken prior to the current tenancy **

Tenure: Leasehold with 82 years remaining

Service Charge: £1,253 per annum

Ground Rent: £10 per annum

Local Authority: Camden

Council Tax Band: C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Chestertons Camden & Kentish Town Sales

99-101 Parkway

Camden

London

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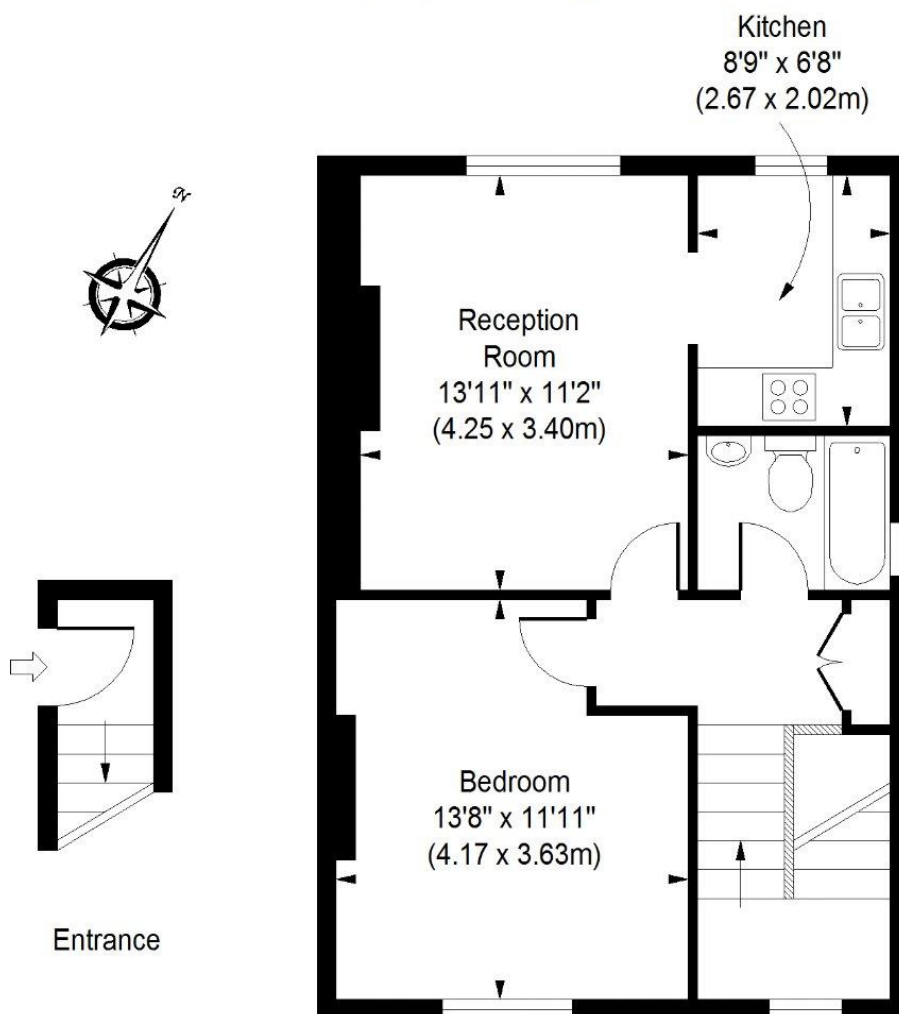
020 7267 2053

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Agar Grove

Approximate Gross Internal Area

542 sq ft / 50.35 sq m



Top Floor

ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY

ALL MEASUREMENTS ARE MAXIMUM, AND INCLUDE WINDOW BAYS AND WARDROBES WHERE APPLICABLE
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION

