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Lower Ground Front Flat, 98 E Camden Road, London, NW1
9EA

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£1,400 Per Calendar Month

A well-presented lower ground studio flat ideally located in the heart of Camden, offering comfortable and convenient accommodation with excellent transport links. The property is well suited to a single professional or student looking to be close to the area's wide range of shops, bars, restaurants and amenities.

The studio benefits from a bright open-plan layout, incorporating a living and sleeping area with a modern fitted kitchen. The kitchen features an integrated oven with four-hob electric cooker, single sink with mixer tap, neutral splashback tiling and a good range of wall and base storage, along with a small fridge/freezer.

The main living area is finished with laminate flooring throughout and benefits from a large street-facing window, allowing plenty of natural light into the room. Further features include a double bed, wardrobe, and gas central heating. Furnishings in photos may differ from current furnishings.

Ideally positioned just moments from Camden Road, the property is within easy reach of a fantastic selection of local shops, bars, cafés and restaurants.

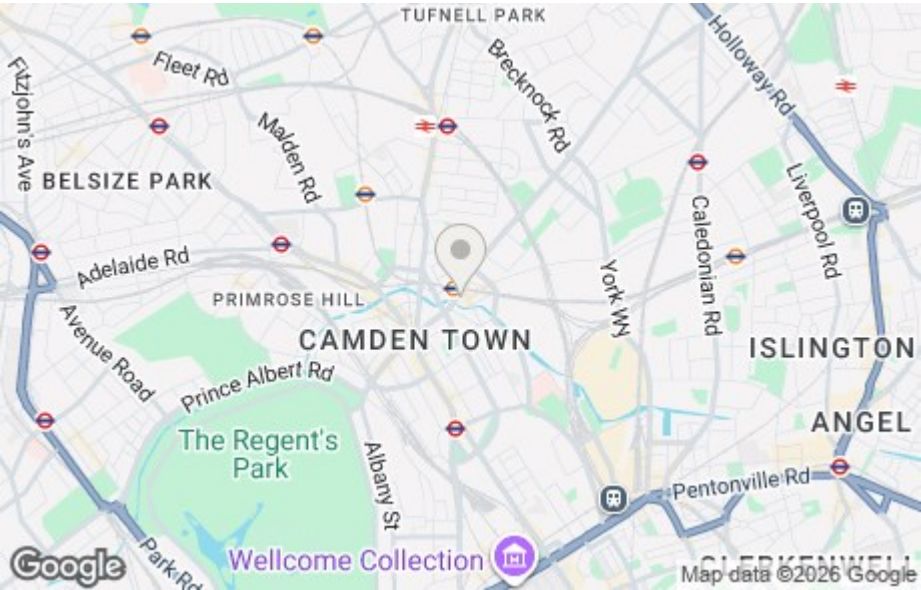
Camden Road Overground Station is approximately a 1-minute walk away, providing excellent connections across London, with convenient access towards the City, West End and beyond.

An ideal opportunity for anyone looking for a well-located studio in one of North London's most vibrant and well-connected areas.

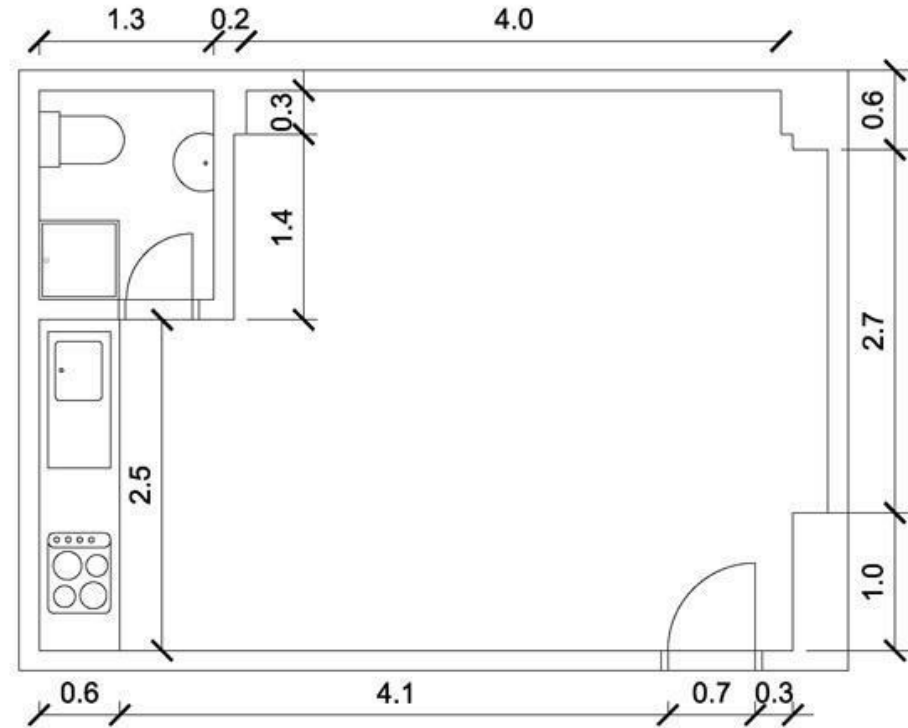
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Area Map



Floorplan



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		
	69	70
England & Wales	EU Directive 2002/91/EC 	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 CO ₂ emissions		
	80	81
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. 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.