



## Vanbern House

83-85 Prince of Wales Road, NW5

Asking Price £550,000

A well-presented and bright three bedroom apartment in an excellent location. The property is being sold chain free and is offered in very good condition. It boasts three bedrooms plus a family bathroom, reception and semi open-plan kitchen.



# Vanbern House

## 83-85 Prince of Wales Road, NW5

- Chain free
- Bright and airy
- Good location
- Three bedrooms
- Very good condition



Located just a short stroll away from Chalk Farm Underground Station (Northern Line), Kentish Town Overground Station (Thameslink) as well Belsize Park Underground Station (Northern Line). The shops & amenities along Chalk Farm Road are only 0.4 miles away, as are the amenities of Kentish Town.

**Tenure:** Leasehold with 94 years remaining.

**Service Charge:** £2,000 per annum

**Ground Rent:** TBC

**Local Authority:** Camden

**Council Tax Band:** B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (82-100)	A	79
(81-61)	B	
(60-40)	C	
(59-58)	D	
(57-54)	E	39
(21-36)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

### *Chestertons Camden & Kentish Town Sales*

99-101 Parkway

Camden

London

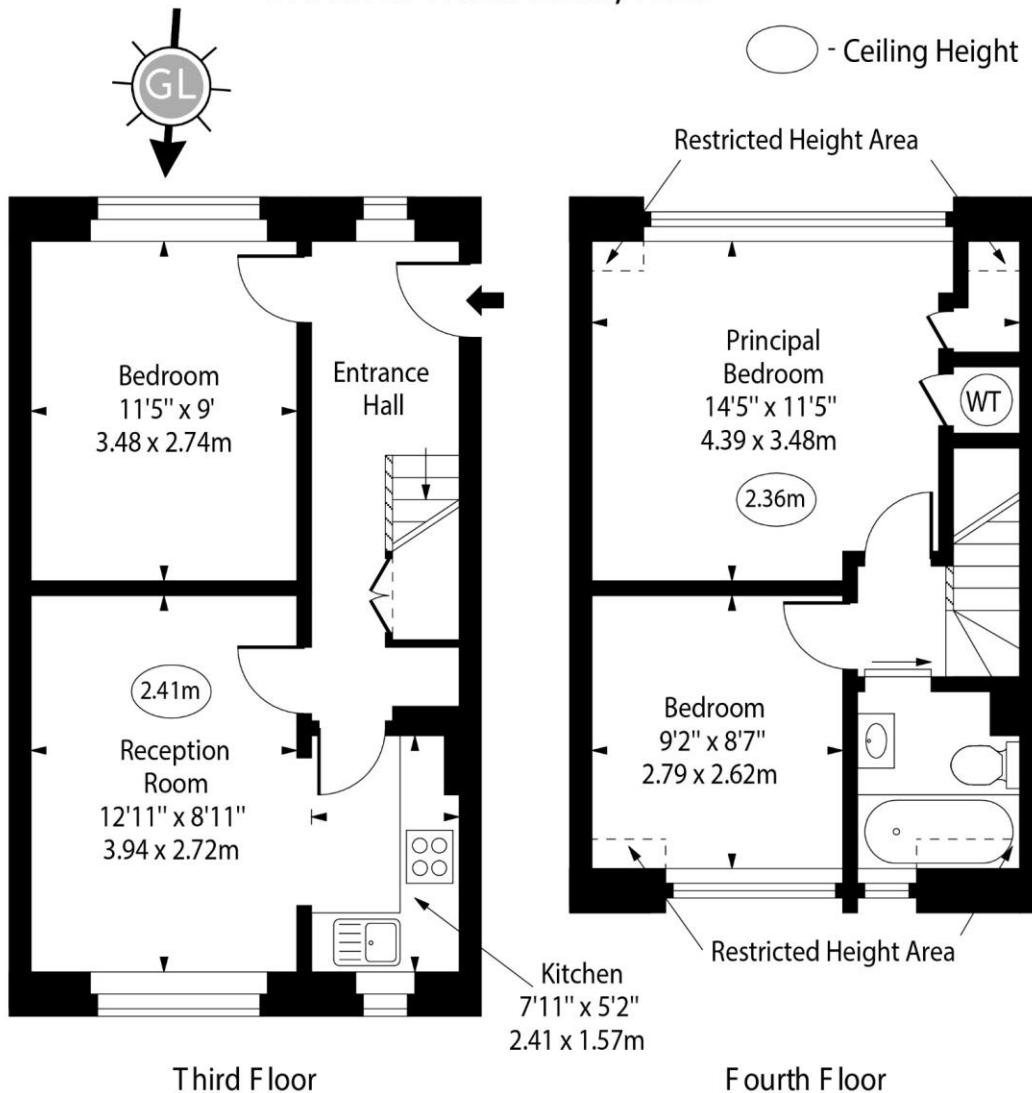
NW1 7PP

camden@chestertons.co.uk

020 7267 2053

chestertons.co.uk

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