



Harmood Street

London, NW1

Offers in excess of £1,250,000

This three bedroom family home offers a rare opportunity to restore and redesign a rarely available product in one of Camden's most desirable locations. Arranged over two floors, the home offers generous living space and an impressively large rear garden. The ground floor provides two separate reception rooms, offering flexible living and dining options, leading to a spacious kitchen positioned to the rear with access to the garden. Upstairs, the first floor comprises three bedrooms and a family bathroom.

CHESTERTONS



Harmood Street

London, NW1

- Three Bedroom Period Home
- Excellent Location
- Moments From Camden High Street
- Private Garden
- Requiring Modernisation



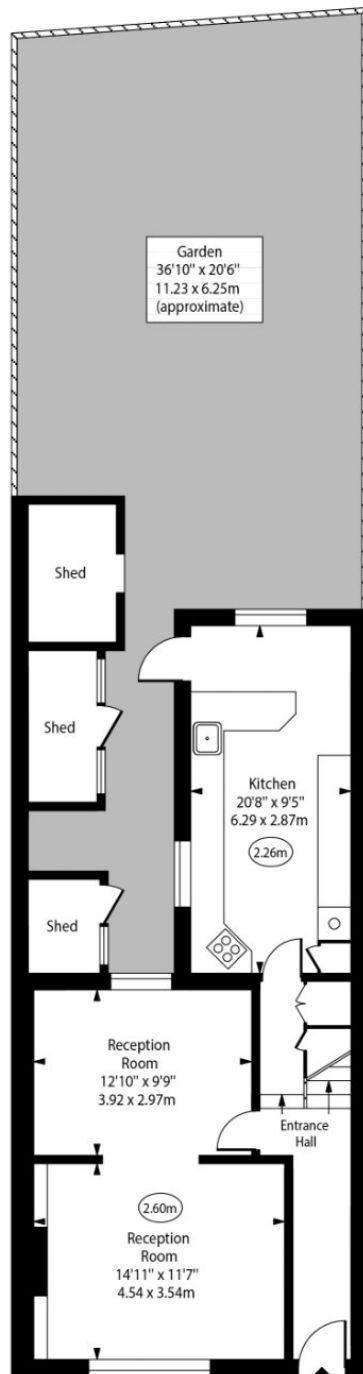
Further benefits include ample storage throughout and potential to extend into the loft and at the rear, subject to the relevant planning permissions. The property is within easy walking distance to The Regent's Park and Primrose Hill, while Talacre Gardens lie only 250 metres away. Historic Hampstead Heath is one mile to the north. As a residential location, Harmood Street is ideally placed for the College Francais Bilingue de Londres & the Hawley School and for the exciting atmosphere around the nearby Stables Market area which offers an array of restaurants, cafes and boutique style shops. The Roundhouse performing arts and concert venue and a large Morrisons supermarket are in very close proximity. The property is conveniently located near transport hubs, with easy access to central London buses, trains and underground tube stops.

Tenure: Freehold
Service Charge: £0
Ground Rent: £0
Local Authority: Camden
Council Tax Band: F

Score	Energy rating	Current	Potential
92+	A		
81-91	B		← 53 B
69-80	C		
55-68	D		
39-54	E	← 53 E	
21-38	F		
1-20	G		

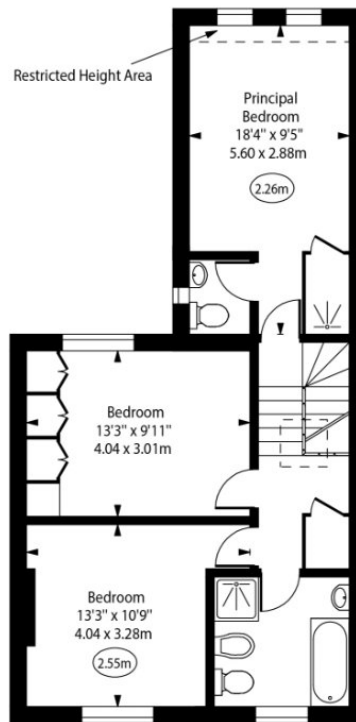
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Ground Floor

Gross Internal Area - 620 Sq Ft - 57.60 Sq M



First Floor

Gross Internal Area - 590 Sq Ft - 54.81 Sq M

Approx Gross Internal Area 1200 Sq Ft - 111.48 Sq M

Approx. Floor Area Including Restricted Heights 1210 Sq Ft - 112.41 Sq M

Every attempt has been made to ensure the accuracy of the floor plan shown. However, all measurements, fixtures, fittings, and data shown are approximate interpretations and for illustrative purposes only. Measured according to the RICS. Not To Scale.

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Ref. No. 030430WI

Harmood Street



○ - Ceiling Height

