



Rossendale Way

London, NW1

Guide Price £625,000

A wonderful two-bedroom house located in the desirable Elm Village development, in close proximity to Kings Cross, complete with a southerly facing garden. The property needs some work but has the potential to be a lovely home. Being sold chain-free.

CHESTERTONS



Rossendale Way

London, NW1

- Two bedrooms
- Chain-free
- Quiet location
- Southerly facing garden
- In need of refurbishment



Rossendale Way forms part of a quiet development that is very well located to take advantage of the excellent amenities of both Camden Town and Kings Cross. Both areas offer excellent transport links and a vast array of shops and restaurants.

Tenure: Leasehold with 80 years remaining

Service Charge: £165 per annum

Ground Rent: TBC

Local Authority: Camden

Council Tax Band: E

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Chestertons Camden & Kentish Town Sales

99-101 Parkway

Camden

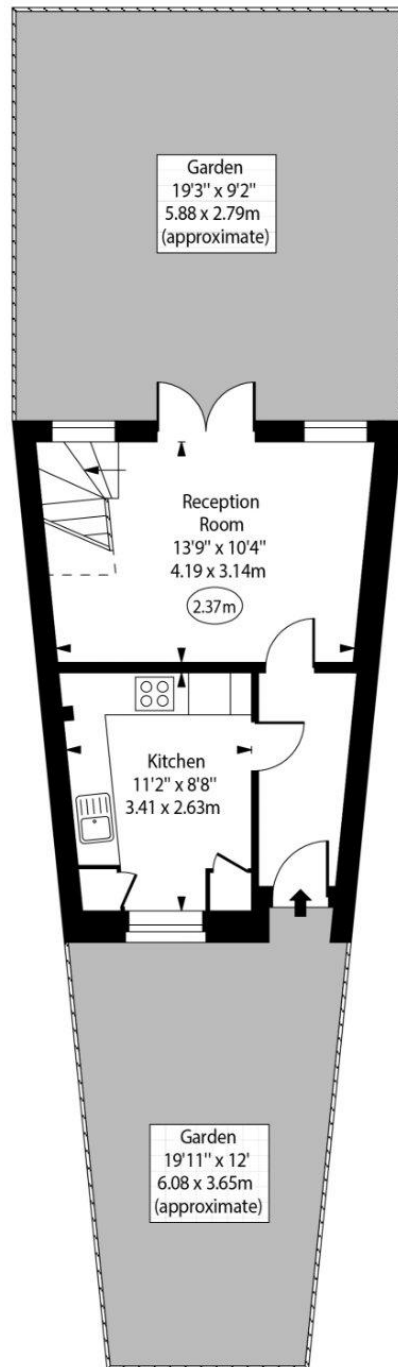
London

NW1 7PP

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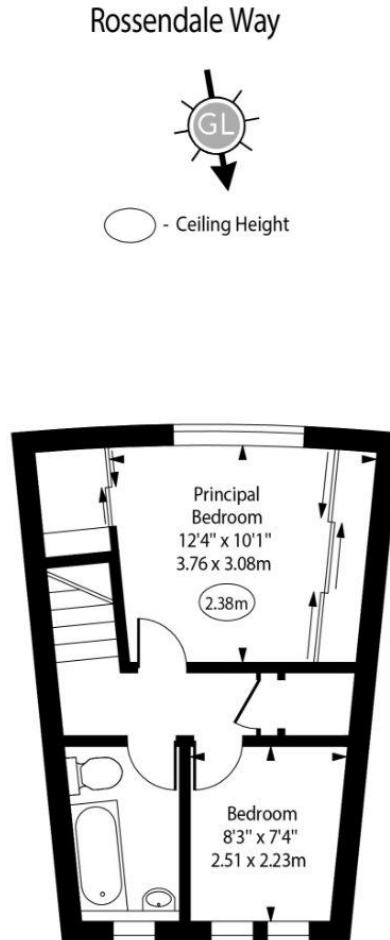
020 7267 2053

[chestertons.co.uk](https://www.chestertons.co.uk)



Ground Floor
Gross Internal Area - 302 Sq Ft - 28.06 Sq M

Approx Gross Internal Area



First Floor
Gross Internal Area - 308 Sq Ft - 28.61 Sq M

610 Sq Ft - 56.67 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. 032056D

Rossendale Way



○ - Ceiling Height

