

# MATTHEW JAMES

Residential Sales • Lettings • Management



Eversholt Street, Euston, NW1 1BL

**Asking Price £450,000**

A two bedroom conversion arranged over the ground and lower ground floor of a Victorian house with sole use of the rear garden. The property requires refurbishment throughout and is being sold with the benefit of being chain free and with a new 250 year lease. Located centrally and close to London Euston and St Pancras International Stations, whilst to the west and within walking distance are the wide open green spaces of Regents Park, Camden Town with its famous bustling market is a short walk north and well located for access to both Central and the West End of London with it's array of attractions.

## Ground Floor Entrance

Hallway

Living Room



Sash window and wood flooring.

Kitchen



Range of wall and base units in wood effect finish with dark rolled top work surfaces. (No appliances fitted).

Half Landing

Door to rear garden.

Lower Ground

## Bedroom One



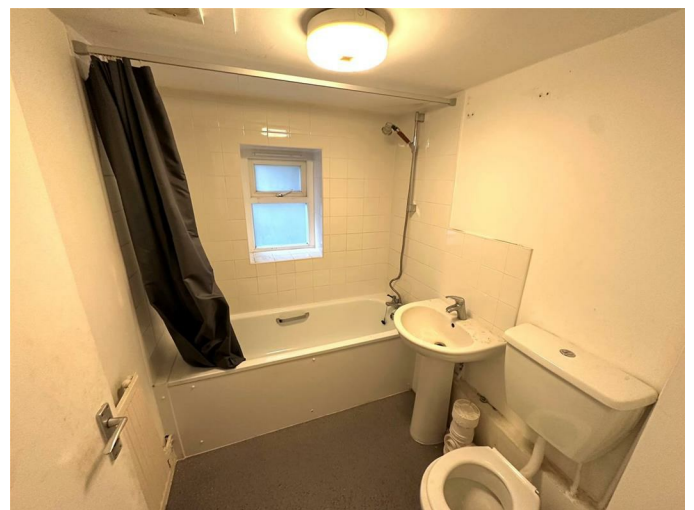
Sash window, wood flooring.

## Bedroom Two



Sash window, wood flooring.

## Bathroom / W.C.



White suite comprising of a panel enclosed bath with wall mounted shower attachment, pedestal wash hand basin and w.c.

## Rear Garden



Currently undeveloped.

### [Additional Information](#)

Leasehold - New 250 Year Lease

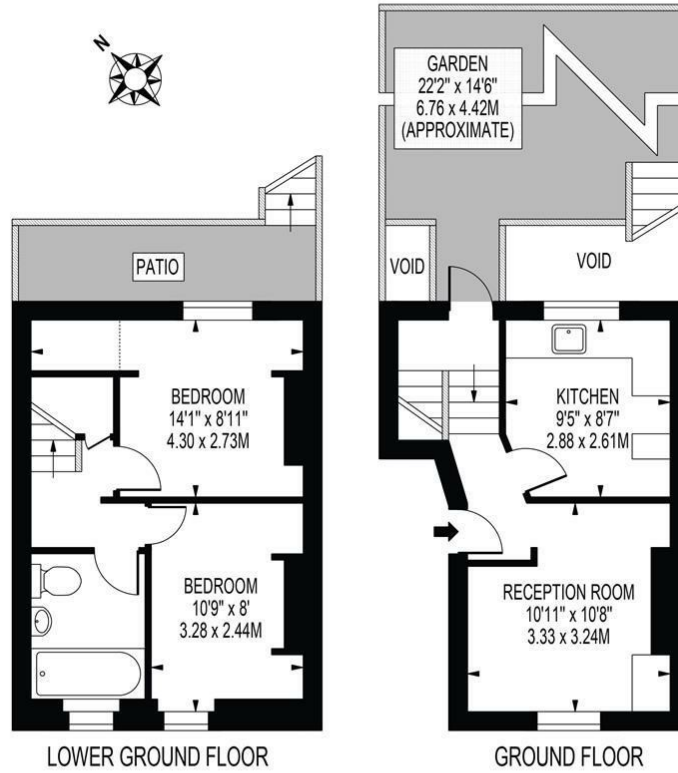
Service Charges To Be Confirmed

Ground Rent - 0

Camden Council Tax Band D

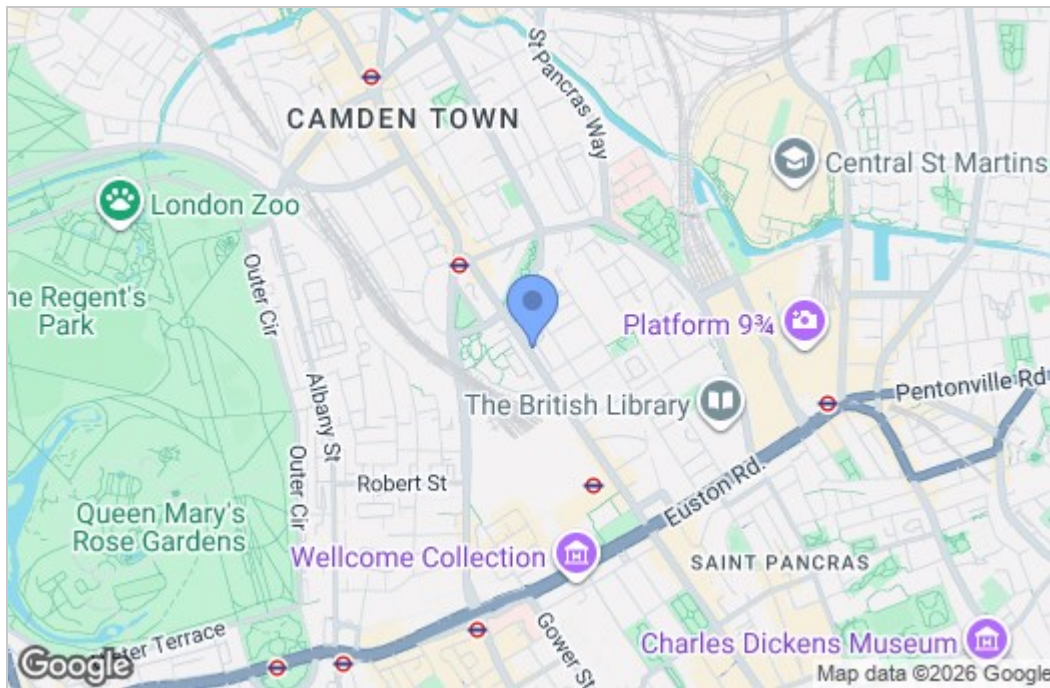
# Floor Plan

**EVERSHOLT STREET**  
 APPROXIMATE TOTAL INTERNAL FLOOR AREA: **520 SQ FT - 48.32 SQ M**  
 (INCLUDING RESTRICTED HEIGHT AREA)  
 APPROXIMATE GROSS INTERNAL AREA OF RESTRICTED HEIGHT: **12 SQ FT - 1.12 SQ M**

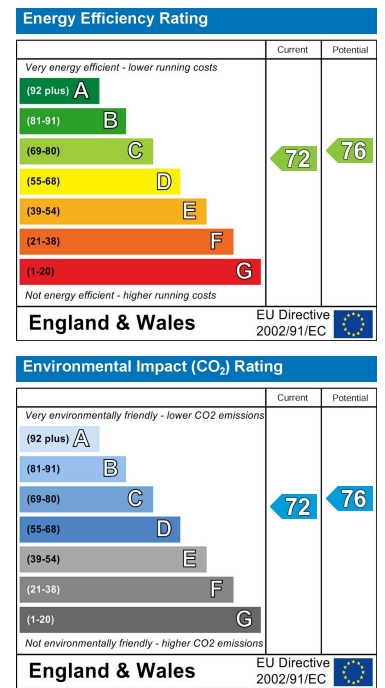


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# Area Map



# Energy Efficiency Graph



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