



# Cliff Court

Cliff Road, NW1

Asking Price £299,950

Located in this desirable development of apartments is this bright, second floor one bedroom flat with kitchen, reception room, bedroom and bathroom. The property represents a good first time purchase, pied a terre or investment opportunity. Cliff Court is located just north of the popular Camden Square conservation area and is in close proximity to both Kings Cross and Kentish Town.

**CHESTERTONS**



## Cliff Court

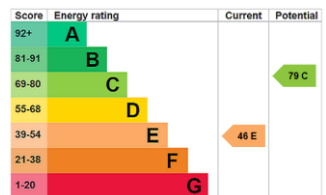
Cliff Road, NW1

- One Bedroom
- Excellent Location
- Second Floor
- Close To Amenities
- Good Condition Throughout



The closest local amenities lie in village like Brecknock Road and there is a choice of transport links nearby with Camden Road (Overground), Camden Town (Northern line) and Caledonian Road (Piccadilly line) in easy reach.

**Tenure:** Leasehold with 102 years remaining  
**Service Charge:** £3,166 per annum  
**Ground Rent:** £250 per annum  
**Local Authority:** Camden  
**Council Tax Band:** C

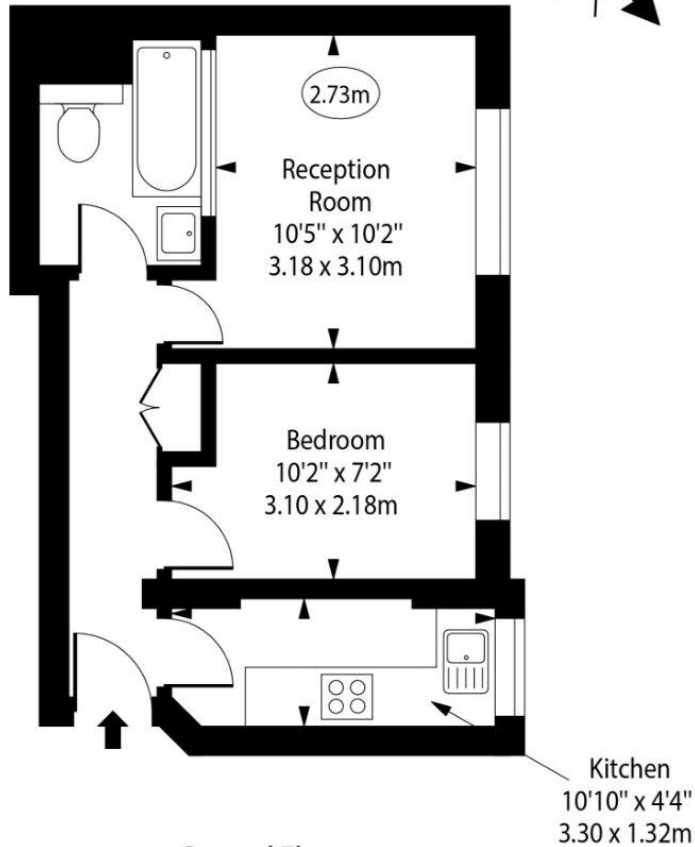


### *Chestertons Camden & Kentish Town Sales*

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# Cliff Court

○ - Ceiling Height



## Second Floor

Gross Internal Area - 316 Sq Ft - 29.36 Sq M

Approx Gross Internal Area      316 Sq Ft - 29.36 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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