



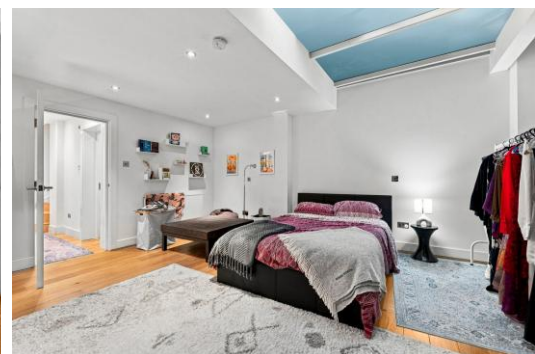
Prince Of Wales Road

Kentish Town, NW5

Asking Price £700,000

An exceptional two-bedroom apartment on the ground and lower ground floor of a former pub in a wonderful location to the west of Kentish Town.

Upstairs is a light bathed west facing reception room which captures all the afternoon sunshine and features high ceilings and large windows and benefits from a striking and full equipped open plan kitchen. From the hallway there is a guest WC and to the rear the quiet and tranquil master suite with great, fitted storage and en suite shower room. Downstairs is a second bedroom and second bathroom as well as a utility room.



Prince Of Wales Road

Kentish Town, NW5

- Wonderful two-bedroom duplex
- Two bathrooms and guest w/c
- Bright open plan reception room
- Generous room sizes.
- Super location.



The property has an enviable location on the Kentish Town and Camden Town borders with shops, bars and restaurants in abundance. Transport is excellent with Kentish Town West a stone's throw away and Kentish Town and Chalk Farm within easy reach as are the open spaces of Primrose Hill and Parliament Hill.

Tenure: Leasehold (109 years 9 months remaining)

Service Charge: £4250 p.a

Ground Rent: £250 p.a

Local Authority: Camden

Council Tax Band: E

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

Chestertons Camden & Kentish Town Sales

99-101 Parkway

Camden

London

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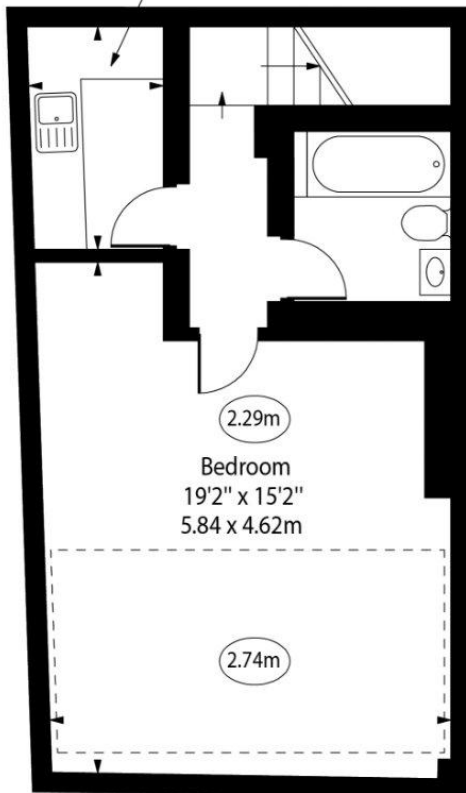
chestertons.co.uk

Republic Court,
Prince Of Wales Road



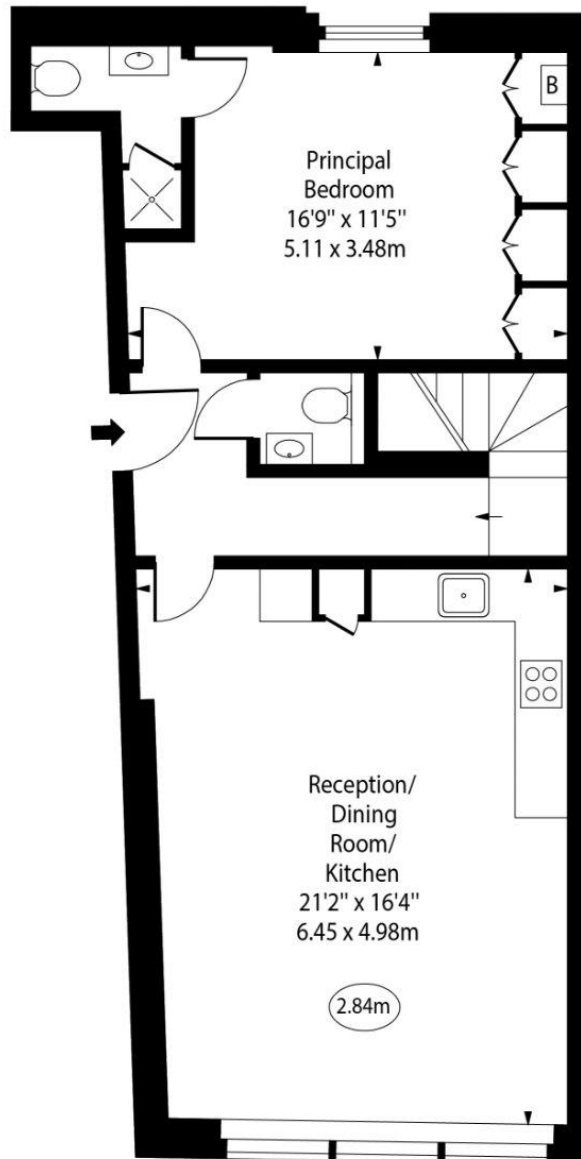
○ - Ceiling Height

Utility
8'6" x 5'1"
2.59 x 1.55m



Lower Ground Floor

Gross Internal Area - 450 Sq Ft - 41.80 Sq M



Upper Ground Floor

Gross Internal Area - 675 Sq Ft - 62.71 Sq M

Approx Gross Internal Area 1125 Sq Ft - 104.51 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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