



# Royal College Street

London, NW1

Guide Price £1,000,000

A fantastic opportunity to acquire a spacious freehold period property in close proximity to Kings Cross. The property needs a full refurbishment but has the potential to become a wonderful home. Measuring in excess of 1800 square feet. Freehold and being sold chain-free.

**CHESTERTONS**



# Royal College Street

## London, NW1

- Central location
- Private garden
- Chain-free
- In need of refurbishment
- Four bedrooms
- Freehold



The property is situated close to the canal which allows a very nice walk to Kings Cross. The excellent amenities of Camden Town are on your doorstep. These include excellent transport links and a fantastic selection of bars, cafes and restaurants. In the catchment area for Camden School for Girls.

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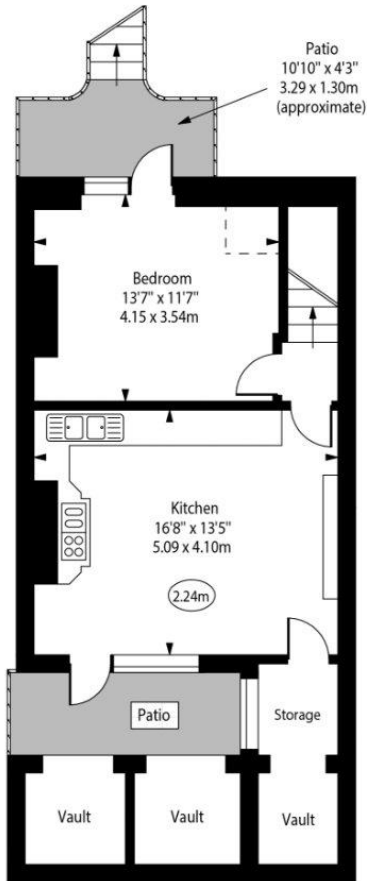
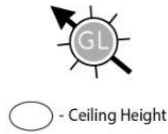
**Tenure:** Freehold  
**Service Charge:** £0  
**Ground Rent:** £0  
**Local Authority:** Camden  
**Council Tax Band:** G

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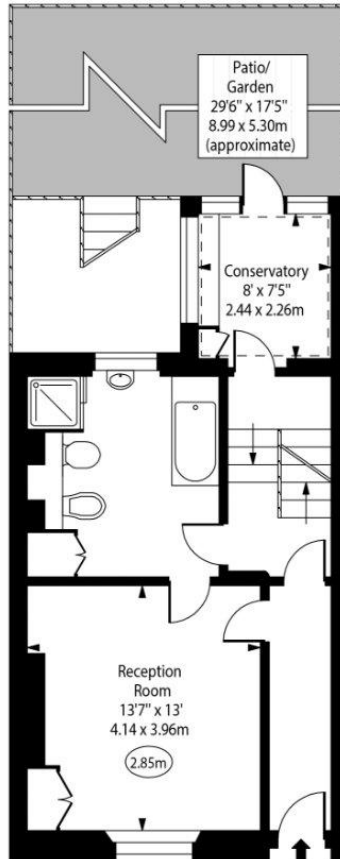
### *Chestertons Camden & Kentish Town Sales*

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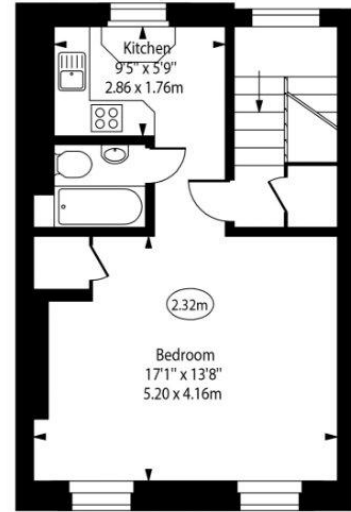
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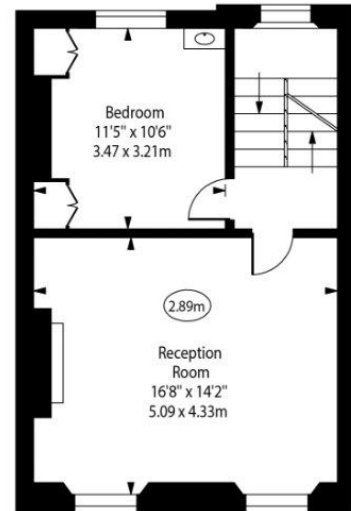
Lower Ground Floor  
Gross Internal Area - 476 Sq Ft - 44.22 Sq M



Ground Floor  
Gross Internal Area - 493 Sq Ft - 45.80 Sq M



Second Floor  
Gross Internal Area - 416 Sq Ft - 38.65 Sq M



First Floor  
Gross Internal Area - 432 Sq Ft - 40.13 Sq M

Approx Gross Internal Area 1817 Sq Ft - 168.80 Sq M  
(Excluding External Vaults)

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.  
[www.goldlens.co.uk](http://www.goldlens.co.uk)  
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