



# College Place

Camden, NW1

Guide Price £750,000

The apartment has been carefully renovated to a high standard to create a contemporary space that extends to 744 sq. ft. internally. This stylish apartment has two double bedrooms with fitted wardrobes, two modern bathrooms, and a spacious open-plan kitchen/living room with bi-fold doors leading to a pretty garden. The apartment benefits from ample storage and a separate utility area. Being sold chain-free.

**CHESTERTONS**



## College Place Camden, NW1

- Chain-free
- Two double bedrooms
- Architecturally designed
- Two bathrooms
- Central location



The Regent's Canal is nearby, along with numerous shops, bars, and restaurants, and the green spaces of Regents Park, Primrose Hill, and Hampstead Heath are all a walk/cycle away. Transport connections are excellent with Camden Overground and Camden Town Station (Northern Line), six minutes from the apartment, while King's Cross St Pancras is within walking distance.

**Tenure:** Leasehold with 94 years remaining.

**Service Charge:** £926 per annum

**Ground Rent:** £0

**Local Authority:** Camden

**Council Tax Band:** D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 c	77 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

### *Chestertons Camden & Kentish Town Sales*

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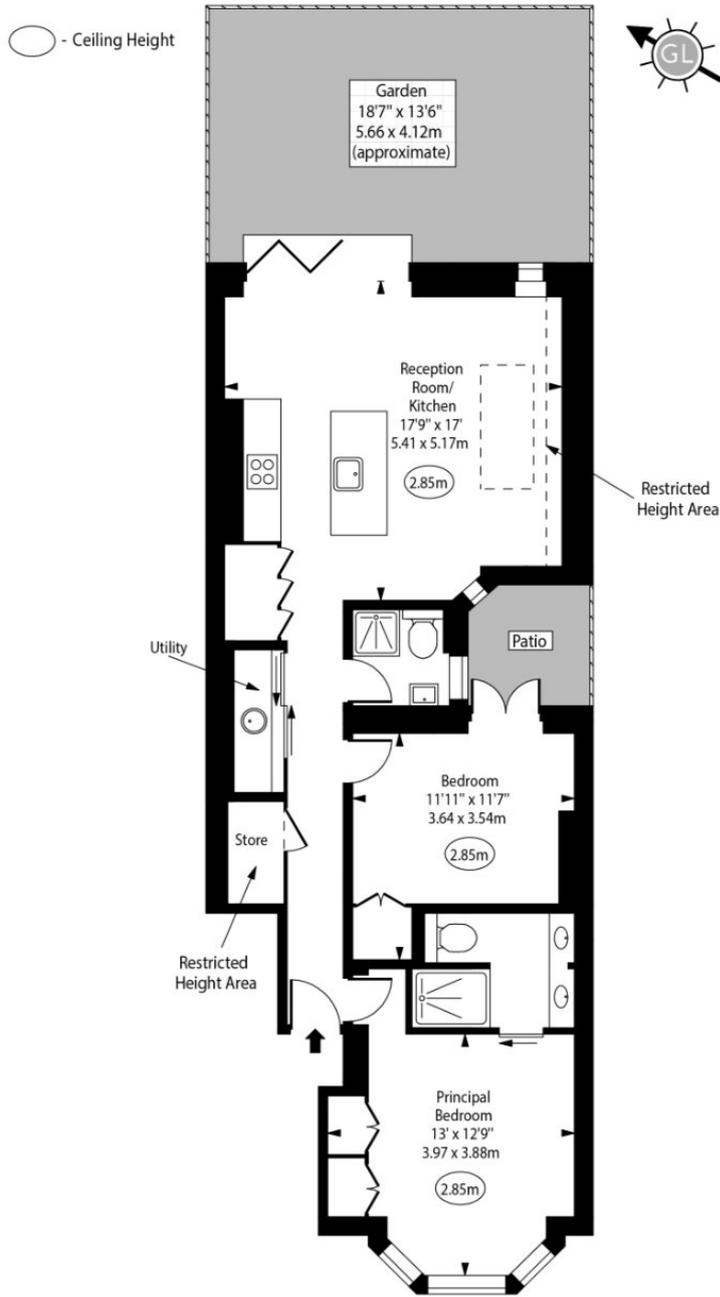
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# College Place



Ground Floor

Gross Internal Area - 772 Sq Ft - 71.72 Sq M

Approx Gross Internal Area 744 Sq Ft - 69.12 Sq M

Approx. Floor Area Including Restricted Heights 772 Sq Ft - 71.72 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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