



## Agar Grove

London, NW1

Guide Price £400,000

This charming first-floor apartment offers a bright and airy reception room with a stylish open plan kitchen, a well-proportioned double bedroom, and a sleek modern bathroom. With excellent ceiling height and a smart layout throughout, the property combines comfort with functionality.

**CHESTERTONS**



# Agar Grove

London, NW1

- One Bedroom
- First Floor
- Great Location
- Excellent Condition
- Long Lease



Agar Grove is centrally located, only a third of a mile from Camden Road Overground station, half a mile to Camden Town tube, and one mile from St Pancras International station (Eurostar terminal). Locally you will find a selection of small shops, cafes and pubs. The extensive amenities of Kings Cross, Granary Square and Camden are within easy reach.

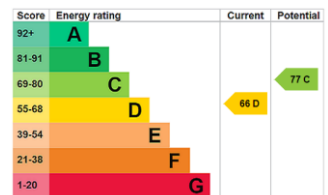
**Tenure:** Leasehold (118 years 6 months remaining)

**Service Charge:** Ad Hoc

**Ground Rent:** £100

**Local Authority:** Camden

**Council Tax Band:** C



### *Chestertons Camden & Kentish Town Sales*

99-101 Parkway

Camden

London

NW1 7PP

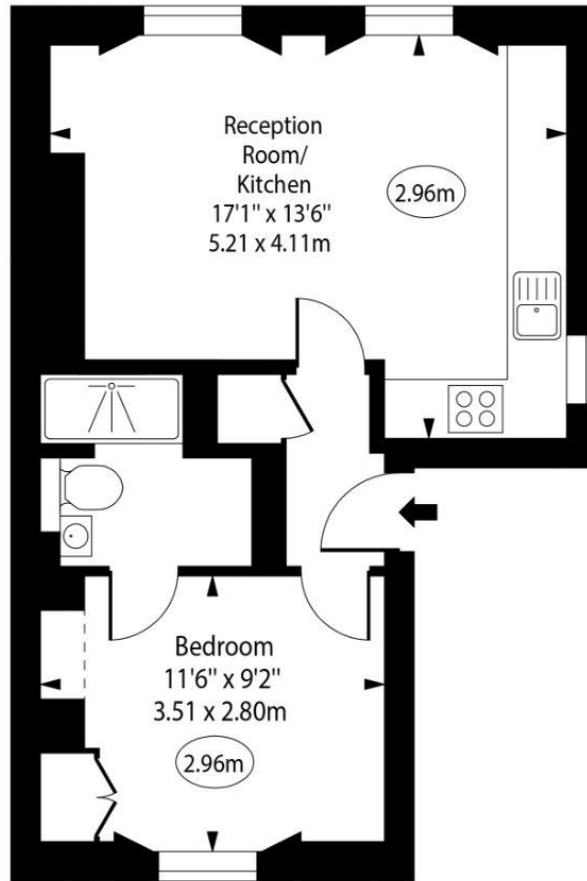
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# Agar Grove

○ - Ceiling Height



First Floor

Gross Internal Area - 385 Sq Ft - 35.77 Sq M

**Approx Gross Internal Area      385 Sq Ft - 35.77 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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