



# Harmood Grove

London, NW1

Guide Price £550,000

A stylish and well-presented two double bedroom apartment situated on the 1st floor of a modern gated block in a tranquil setting.

Measuring 660sq ft, this quiet and naturally bright property boasts a good layout, two double bedrooms, and a terrace off the reception. Being sold chain-free and comes with a long lease.

Tenanted until July. \*Photos taken pre-tenancy\*

**CHESTERTONS**



## Harmood Grove

London, NW1

- Two bedrooms
- Gated development
- Chain-free
- Excellent location
- Terrace
- Very long lease



Harmood Grove is a small cul-de-sac and is in a very good location to take advantage of the excellent amenities of the surrounding areas of Camden, Chalk Farm, Kentish Town, Primrose Hill and Belsize Park. Transport links are excellent as is the range of shops, cafes and restaurants.

**Tenure:** Leasehold with 201 years remaining

**Service Charge:** £3,588 per annum

**Ground Rent:** £TBC

**Local Authority:** Camden

**Council Tax Band:** D

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 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

NW1 7PP

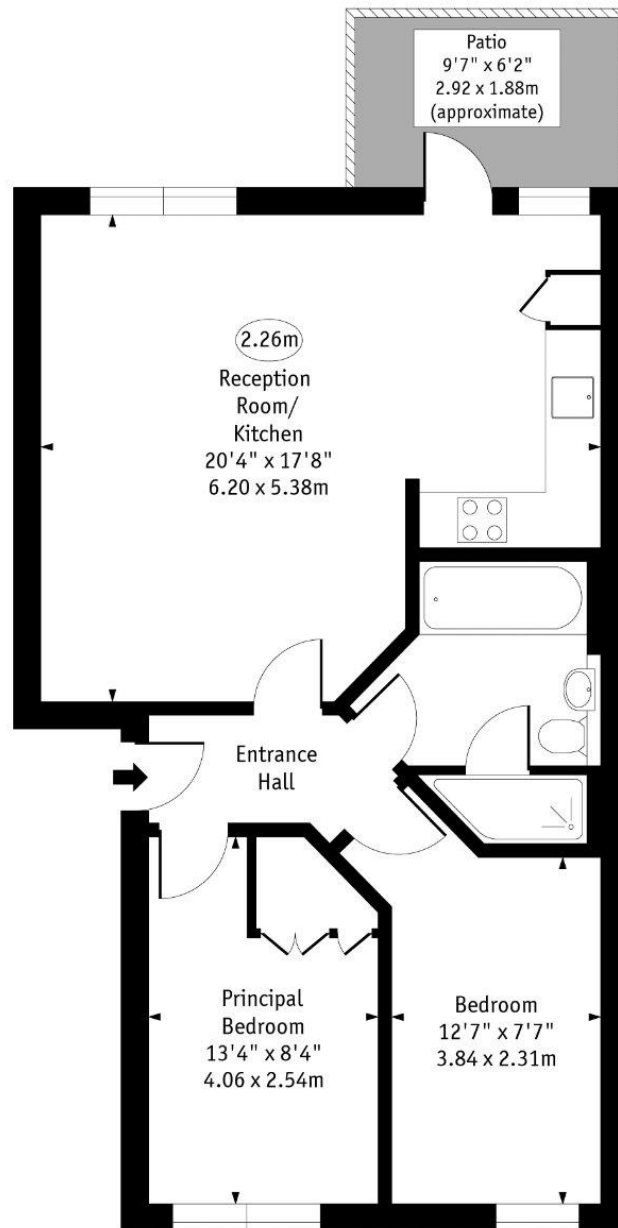
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# Harmood Grove

○ - Ceiling Height



## First Floor

660 Sq Ft - 61.31 Sq M

Approx Gross Internal Area 660 Sq Ft - 61.31 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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