



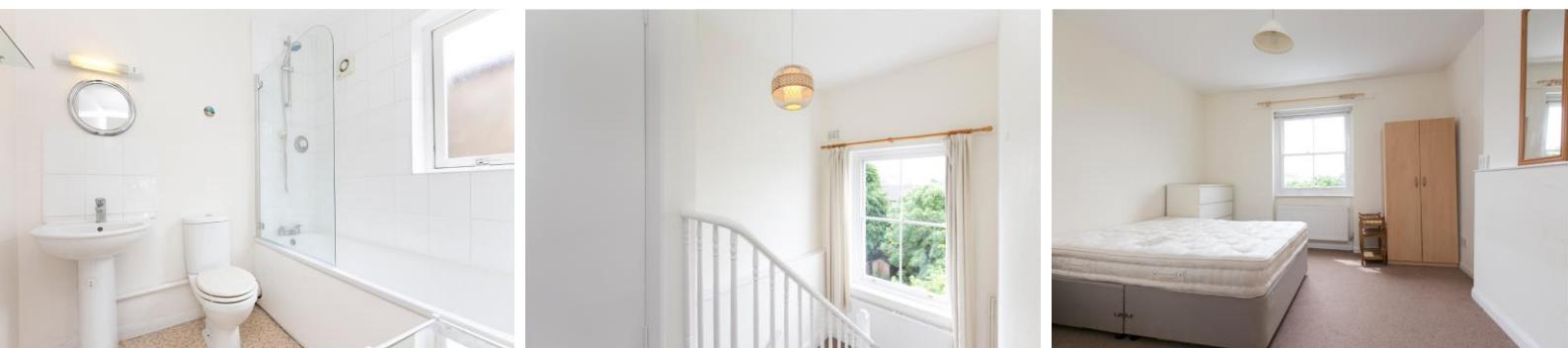
# Agar Grove

London, NW1

Asking Price £400,000

Occupying the top floor of this period building is this bright, well-proportioned one bedroom flat. The bright and spacious accommodation comprises a reception room leading through to a separate modern fitted kitchen, double bedroom and separate bathroom. The property also benefits from the use of a communal rear garden.

**CHESTERTONS**



# Agar Grove

London, NW1

- Bright top floor flat
- Reception and separate kitchen
- Communal garden
- Period conversion
- Chain-free



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. **\*\* Please note these photos were taken prior to the current tenancy \*\***

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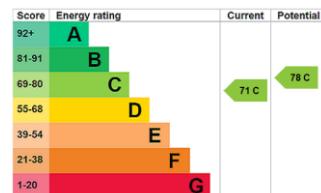
**Tenure:** Leasehold with 82 years remaining

**Service Charge:** £1,253 per annum

**Ground Rent:** £10 per annum

**Local Authority:** Camden

**Council Tax Band:** C



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Camden

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## Agar Grove

Approximate Gross Internal Area  
542 sq ft / 50.35 sq m

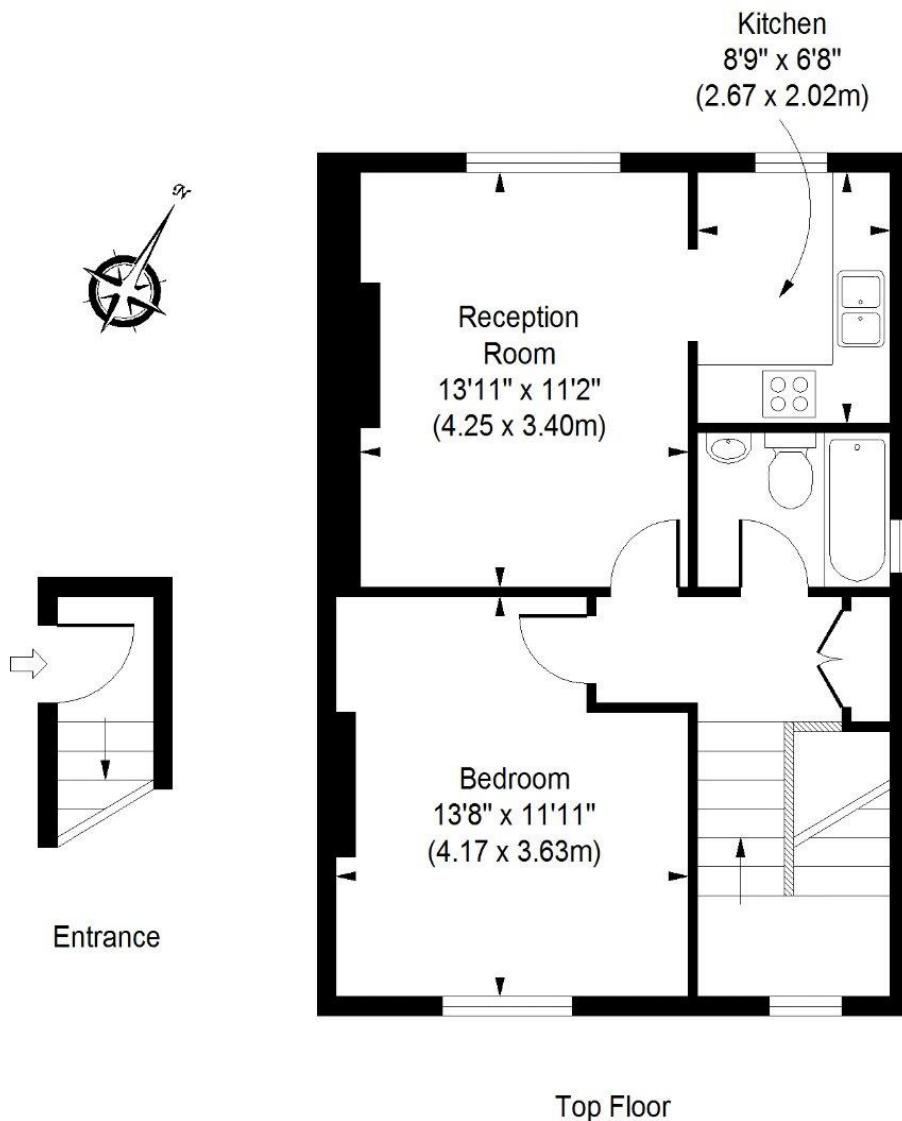


ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY

ALL MEASUREMENTS ARE MAXIMUM, AND INCLUDE WINDOW BAYS AND WARDROBES WHERE APPLICABLE  
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION