

MATTHEW JAMES

Residential Sales • Lettings • Management



Plender Street, Camden Town, NW1 0HA

Asking Price £495,000

A three bedroom flat arranged over the top two (second and third) floors of a low rise purpose built block. The property offers over 900 Sq.Ft. (88 Sq.M.) of internal floor space with a generous living room, kitchen breakfast room, three bedrooms, bathroom/w.c. and guest cloakroom. Further benefits include communal heating and hot water, the cost of which is included in the service charge, double glazing throughout and laminated wood flooring.

Located well for transport hubs including Kings Cross and St Pancras International and within easy access of Central and the West End of London as well as within walking distance of the independent shops, eateries and bars of Camden Town with its popular market and lock with the wide open green spaces of Regents Park to the West. Offered Chain Free.

Secure Entrance

Stairs up to.....

Second Floor

Entrance Hall



Entry phone

Living Room



A bright generously sized room with Juliet balcony.

Kitchen Breakfast Room



Providing ample space for a breakfast table with a selection of fitted wall and base units and finished in ceramic splash back wall tiling. Plumbed for washer/dryer, and space for a gas oven and tall freestanding fridge freezer.

Guest Cloakroom

Wash hand basin and W.C.

Third (Top) Floor Landing



Fitted airing cupboard.

Bathroom / W.C.



A white suite comprising of a panel enclosed bath with wall mounted adjustable shower, pedestal wash hand basin and W.C. Finished in ceramic wall and floor tiles.

Bedroom One



Fitted wardrobe.

Bedroom Two



Fitted wardrobe.

Bedroom Three



Fitted wardrobe.

Communal Gardens



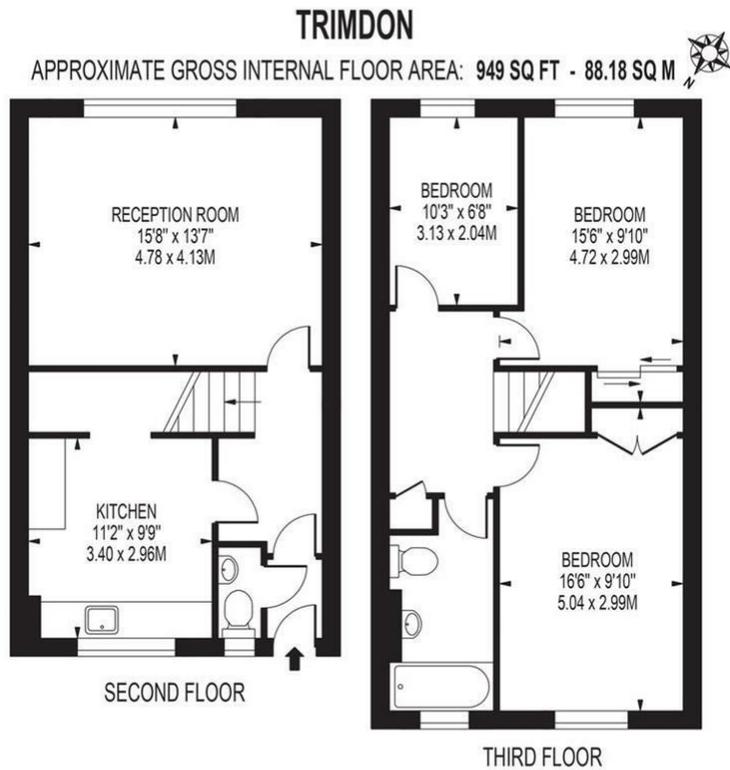
This well maintained communal gardens offers a secure children's play area, planted beds and mature trees.

Additional Information



Lease Length - 88 Years Remaining
Service Charge £4000 Per Annum. INCLUDING
THE COST OF HEATING AND HOT WATER
Ground Rent £10 Per Annum
Camden Council Tax Band D
Chain Free

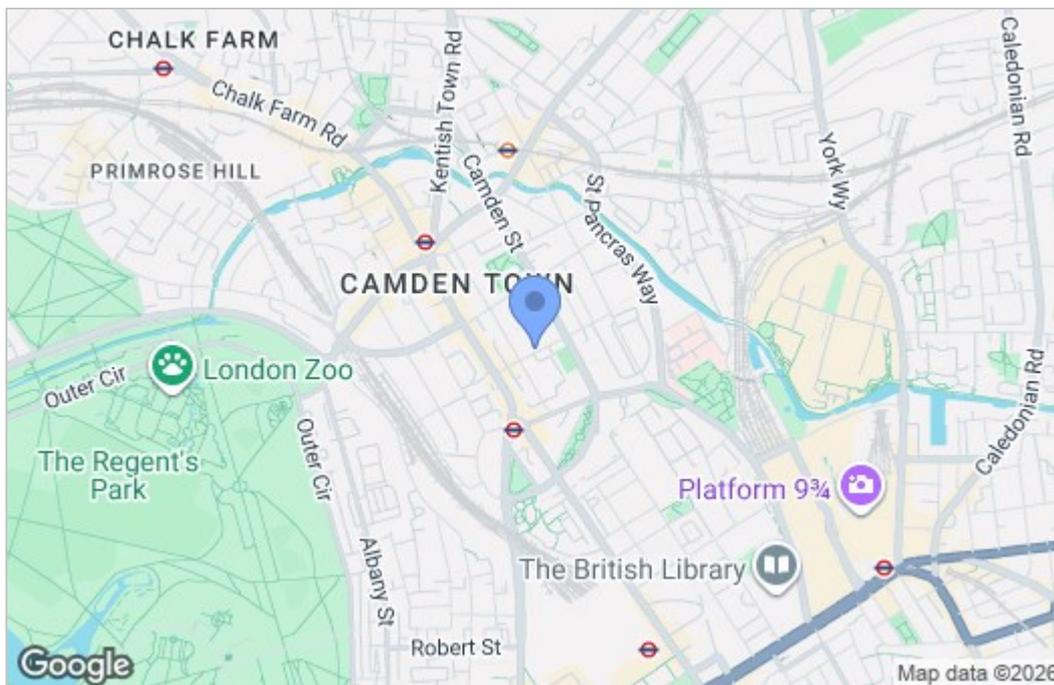
Floor Plan



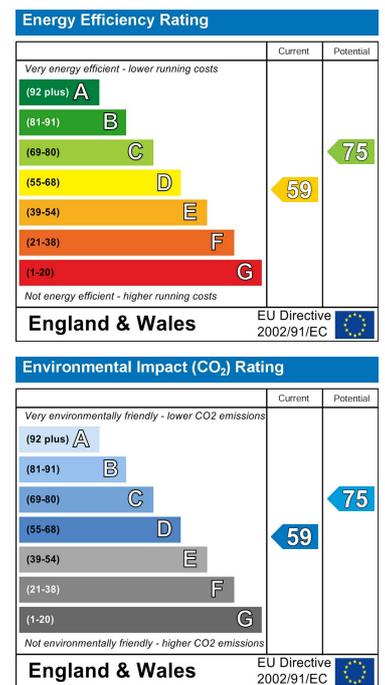
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Area Map



Energy Efficiency Graph



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