



Caversham Road

London, NW5

Guide Price £835,000

A wonderful two/three-bedroom garden apartment benefitting from its own entrance and a fabulous 70ft private south-facing garden. Situated at the end of the terrace, giving it a larger footprint than neighbouring properties. It is very well presented and boasts a superb 28ft double reception, perfect for entertaining, and there is the option to turn the 2nd reception into a bedroom, as it was when the current owner purchased it. The exterior of the house has just been refurbished, including the roof. Furthermore, there is excellent storage both internally and in the garden. Share of freehold.

CHESTERTONS



Caversham Road

London, NW5

- 70ft Private South-facing rear garden
- Own private entrance
- 1137 Sq. ft.
- Well-maintained exterior and interior
- Share of freehold
- Option to create third bedroom



Caversham Road is ideally situated moments away from all the amenities of Kentish Town and close to excellent transport links including Kentish Town's over ground and underground stations. The area offers good schools and a real sense of community. Kings Cross is in close proximity. In the catchment area for Camden School for Girls.

Tenure: Share of Freehold with a lease of 966 years remaining

Service Charge: £3,498 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	69 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Chestertons Camden & Kentish Town Sales

99-101 Parkway

Camden

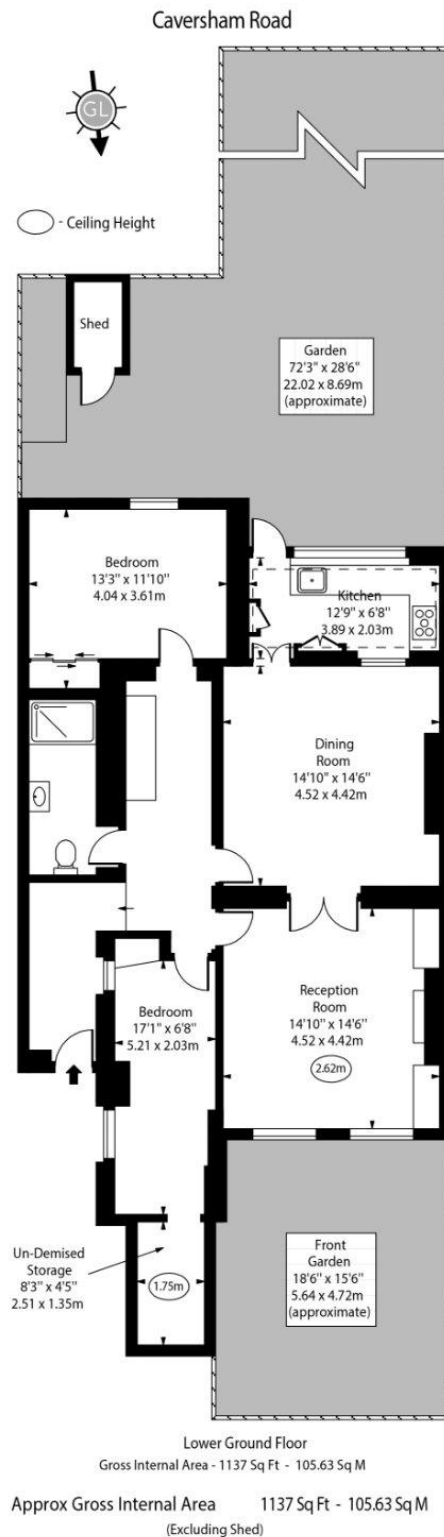
London

NW1 7PP

camden@chestertons.co.uk

020 7267 2053

[chestertons.co.uk](https://www.chestertons.co.uk)



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.
www.goldlens.co.uk
Ref. No. 031941E