



Collard Place

Camden Town, NW1

Asking Price £1,050,000

Situated in a secure, gated development is this three-bedroom townhouse benefitting from a parking space & private patio garden.

The ground floor comprises an entrance hall leading to a garage, guest bedroom, utility room and a separate WC. To the rear, a conservatory opens directly onto a private patio garden, providing a bright additional living space and an easy connection to the outdoors.

On the first floor, the property features a spacious reception room ideal for both relaxing and entertaining, along with a separate kitchen. The second floor provides the principal bedroom with an en-suite shower room, a further bedroom, and a family bathroom.

CHESTERTONS



Collard Place

Camden Town, NW1

- Three Bedrooms
- Secure Gated Development
- Parking Space
- Excellent Location
- Moments From Camden & Kentish Town



Collard place is quietly located just off Harmond Street and is ideally placed to take advantage of the fantastic amenities that the area offers. It lies within close proximity of Chalk Farm, Kentish Town and Primrose Hill. Transport links in the area are very good with Chalk Farm & Camden Underground Station and Kentish Town West Overground Station nearby.

Tenure: Freehold
Service Charge: £0
Ground Rent: £0
Local Authority: Camden
Council Tax Band: F

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

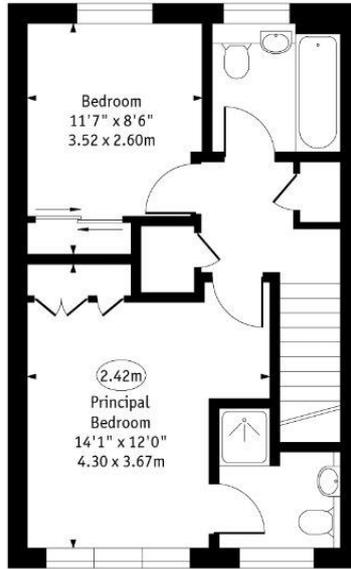
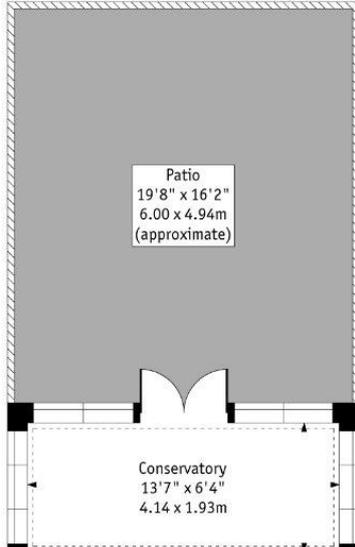
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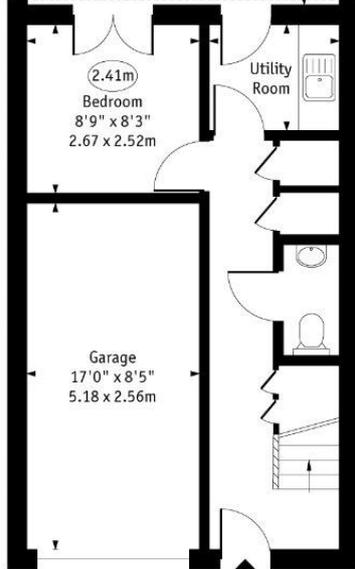
Collard Place, NW1



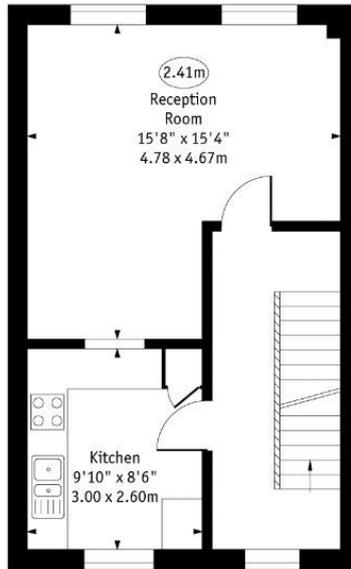
○ - Ceiling Height



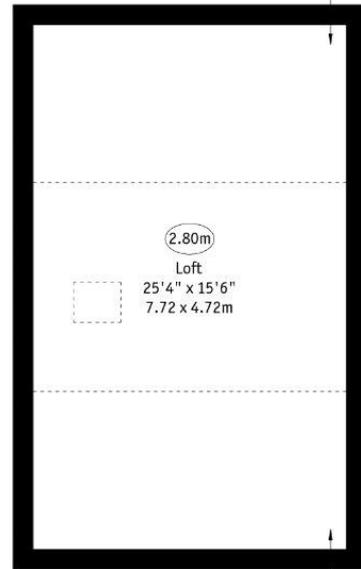
Second Floor



Ground Floor



First Floor



Loft

Restricted Height

Approx Gross Internal Area 1290 Sq Ft - 119.84 Sq M
(Excluding Loft)

Approx Gross Internal Area 1681 Sq Ft - 156.22 Sq M
(Including Loft)

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. 030880AH

