



## Bruges Place

London, NW1

Asking Price £450,000

A fantastic one bedroom flat in a desirable gated development complete with a wonderful balcony. Offered in excellent condition, the apartment boasts spacious, well laid out rooms and quality fixtures and fittings. In addition the property benefits further from gated security, bike storage, a video entry system, comes on a long lease and is offered chain free.

**CHESTERTONS**



# Bruges Place

## London, NW1

- Gated secure Development
- Good layout
- Long lease and chain-free
- Excellent condition
- Spacious balcony



Bruges Place is superbly located between the vibrant Camden Town and the sought after Granary Sq. Coal Drop Yard, both of which can be reached by foot along the Regent's canal along with the fantastic open green spaces of Primrose Hill and Regents Park. There are also excellent transport links via Camden Town underground and Kings Cross and St. Pancras International train stations.

**Tenure:** Leasehold with 987 years remaining  
**Service Charge:** £3,170 per annum  
**Ground Rent:** £165 per annum  
**Local Authority:** Camden  
**Council Tax Band:** C

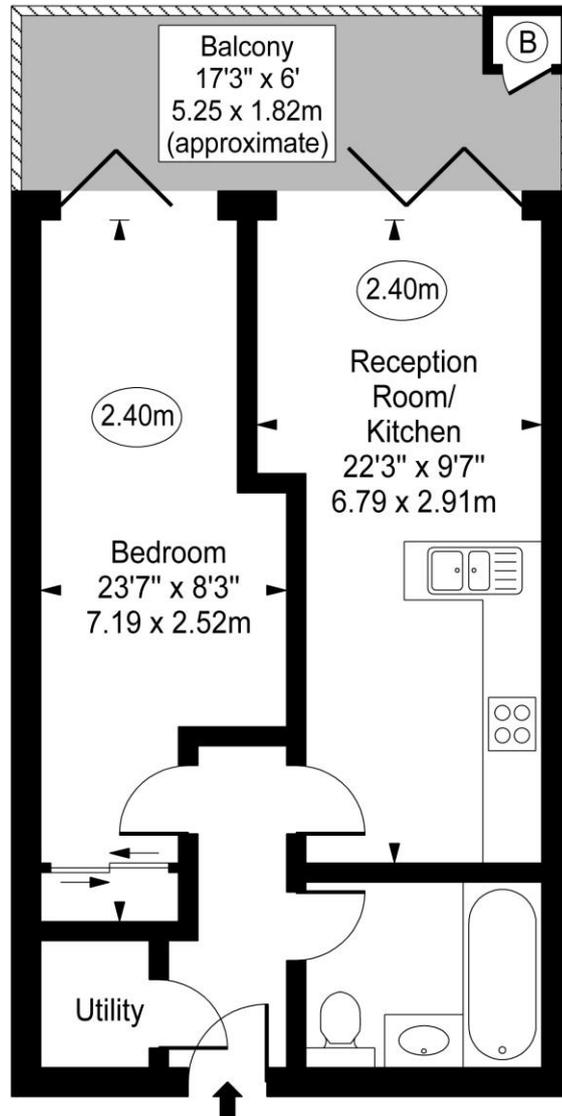
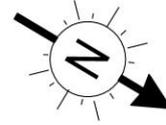
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(91-100)	B	81	81
(81-90)	C		
(69-80)	D		
(55-68)	E		
(39-54)	F		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

### Chestertons Camden & Kentish Town Sales

99-101 Parkway  
 Camden  
 London  
 NW1 7PP  
 camden@chestertons.co.uk  
 020 7267 2053  
 chestertons.co.uk

# Bruges Place

○ - Ceiling Height



## First Floor

Gross Internal Area - 478 Sq Ft - 44.40 Sq M

**Approx Gross Internal Area 478 Sq Ft - 44.40 Sq M**

For Illustration Purposes Only - Not To Scale

[www.goldlens.co.uk](http://www.goldlens.co.uk)

Ref. No. 015782.1R

