

HUNTERS[®]

HERE TO GET *you* THERE



Barker Drive

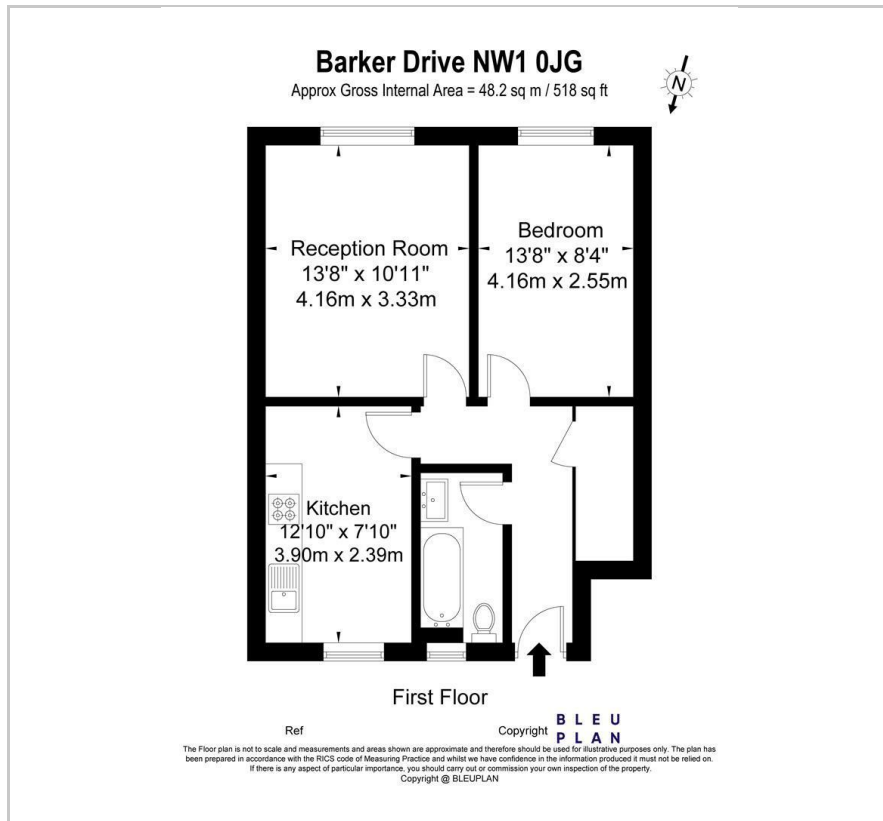
, London, NW1 0JG

Offers In Excess Of £400,000



Council Tax: C

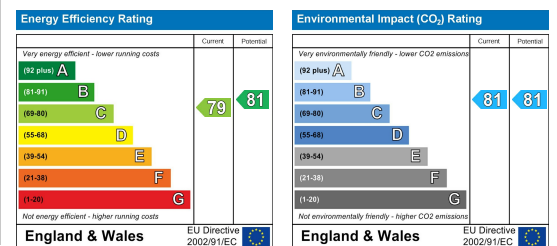
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Hunters Camden Office on 020 7916 0313 if you wish to arrange a viewing appointment for this property or require further information.

- Elm Village, lovely location
- Easy access to Regents Canal
- Leasehold 104 years Remaining
- Estate Parking Available
- Offered Chain Free
- Close to Kings Cross
- Purpose built 1st Floor Flat
- Council Tax band C
- Peaceful, Central Location
- This property produces 1.0 tonnes of CO₂

Hunters (Camden) are delighted to market this purpose-built 1 bedroom flat situated on the 1st-floor. This property is currently offered under a Leasehold Tenure with 104 years remaining.

This property is located in Elm Village, a charming place with a strong sense of community whose residents benefit from Elm Village Open Spaces. The residents say they live in a peaceful oasis yet moments away from Kings Cross and Coal Drops Yard's sleek bars and restaurants.

The property comprises 1 Double Bedroom, a Spacious Separate Living Room, Separate Kitchen, Family Bathroom, Communal Gardens and Parking (within the ground of the development with a small annual fee). The property benefits from having a Gas Central Heating System, Wood effect floor covering in the living room, and a spacious bedroom, furthermore the grounds of the development at Elm Village have community-run allotment areas, also with a seating area overlooking the picturesque Regents Canal.

Service Charge £2475.00pa

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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MATERIAL INFORMATION

Tenure: Leasehold
Lease Years Remaining: 104years
Annual Ground Rent: £10
Review Period: Fixed
Review Increase: N/a
Service Charge: £1850pa