



# Cliff Court

Cliff Road, NW1

Guide Price £250,000

Located in this desirable development of apartments is this stylish studio complete with off-street parking. The property represents a good first time purchase, pied a terre or investment opportunity. Being sold chain-free.

**CHESTERTONS**



## Cliff Court

Cliff Road, NW1

- Gated property
- Off-street parking
- Well-presented
- Central location
- Chain free



Cliff Court is located just north of the popular Camden Square conservation area and is in close proximity to both Kings Cross and Kentish Town. The closest local amenities lie in village like Brecknock Road and there is a choice of transport links nearby with Camden Road (Overground), Camden Town (Northern line) and Caledonian Road (Piccadilly line) in easy reach

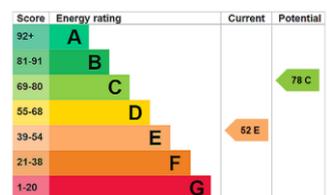
**Tenure:** Leasehold with 102 years remaining

**Service Charge:** £3,100 per annum

**Ground Rent:** £250 per annum

**Local Authority:** Camden

**Council Tax Band:** B



### *Chestertons Camden & Kentish Town Sales*

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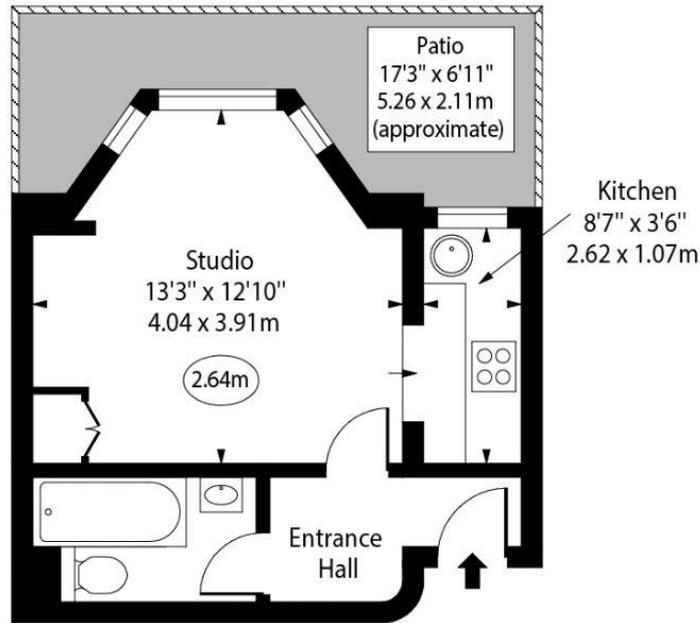
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Cliff Court,  
Cliff Road



○ - Ceiling Height



Lower Ground Floor

Gross Internal Area - 260 Sq Ft - 24.15 Sq M

Approx Gross Internal Area      260 Sq Ft - 24.15 Sq M

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.

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