



# Hawley Road

London, NW1

Guide Price £700,000

A wonderful two-bedroom, two-bathroom apartment in a great location. The property, measuring in excess of 950sq ft, offers generously proportioned rooms and a good layout. Further benefits include a very large storage basement, two bathrooms, and a charming patio garden. Chain-free and share of freehold.

**CHESTERTONS**



# Hawley Road

## London, NW1

- Two bedrooms
- Two bathrooms
- Charming patio area
- Spacious basement
- Measuring



Hawley Road is perfectly located to take advantage of the fantastic local amenities. These include a vast array of shops and cafes and excellent transport links. Equidistant to both Chalk Farm and Camden Town underground stations. Kentish Town West overland station is nearby, as are the green open spaces of Primrose Hill. Castlehaven Community Park is a very short walk away.

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**Tenure:** Share of Freehold with a lease of 976 years remaining

**Service Charge:** £4,326 per annum

**Ground Rent:** £0

**Local Authority:** Camden

**Council Tax Band:** E

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### *Chestertons Camden & Kentish Town Sales*

99-101 Parkway

Camden

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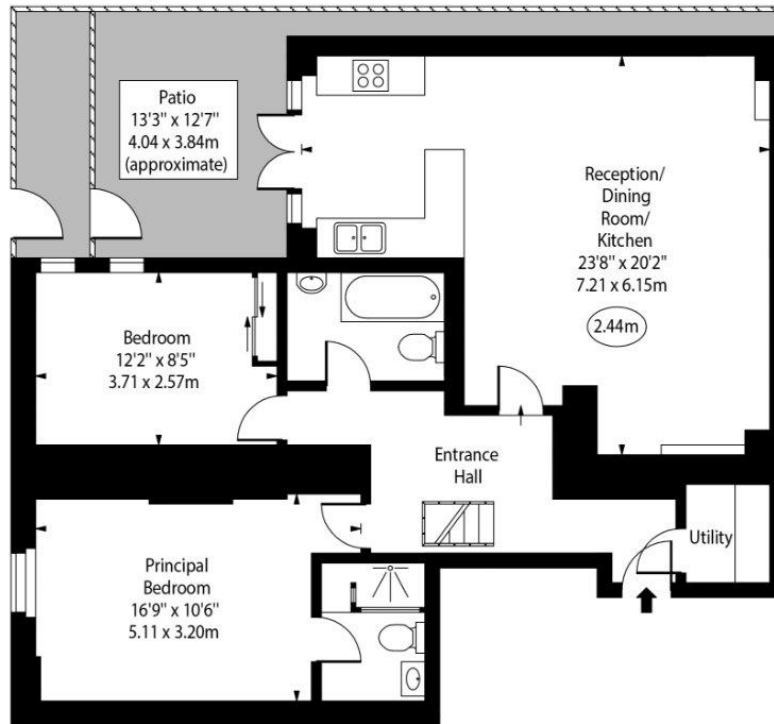
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# Hawley Road

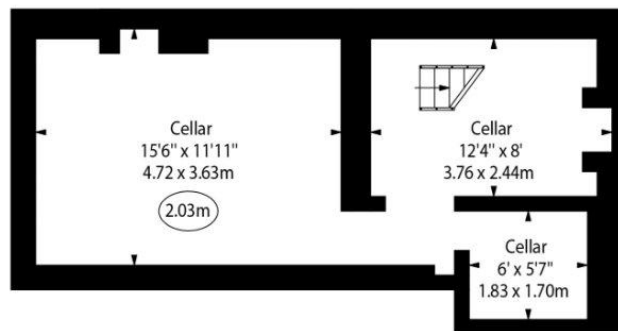


○ - Ceiling Height



Ground Floor

Gross Internal Area - 954 Sq Ft - 88.63 Sq M



Cellar

Gross Internal Area - 338 Sq Ft - 31.40 Sq M

Approx Gross Internal Area	954 Sq Ft - 88.63 Sq M
(Excluding Cellar)	
Cellar Area	338 Sq Ft - 31.40 Sq M
<b>Total Floor Area</b>	<b>1292 Sq Ft - 120.03 Sq M</b>

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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