Salter Rex LLP

# Royal College Street

## Camden London NW1 9NJ

## £775,000

An exceptionally bright and spacious three-bedroom purpose-built upper maisonette, set within a modern gated development, ideally situated in a prime Camden Town location.
Offering a very impressive 1000 square feet (93square metres) of accommodation, the property has been thoughtfully designed and is flooded with natural light from the large, south-west facing windows to the principal rooms.
On the first floor, a fabulous open-plan reception opens onto a well-appointed kitchen and occupies almost the whole of one storey, with a balcony to the front and a guest wc, accessed from the hallway.
On the second floor are two good double bedrooms, the master bedroom with newly refurbished ensuite amenities, a further single bedroom/study and a recently refitted sleek, modern family bathroom.
A further staircase leads to a good-size private roof terrace,
Royal College St is conveniently located on the border of Camden & Kentish Town, within a very short walk of Camden Road Overground, Camden Tube (Northern Line) and bus routes to the West End. The international transport hub at King's Cross is within easy walking distance. The open space at Rochester Terrace is very close by and Regents Park, Primrose Hill and Hampstead Heath which are also within easy reach.

- Three bedroom modern split-level flat
- Large, bright open-plan reception opening onto balcony
- Modern open plan kitchen with integrated appliances
- Good size master bedroom with newly refurbished ensuite amenities and wardrobes
- Second double bedroom with fitted wardrobes
- further study/ occasional bedroom
- Well-appointed, newly fitted family bathroom
- Separate guest wc
- Excellent decorative order
- Chain free sale

### Viewing

Please contact our Kentish Town Sales Office on 0207 482 4488 if you wish to arrange a viewing appointment for this property or require further information.

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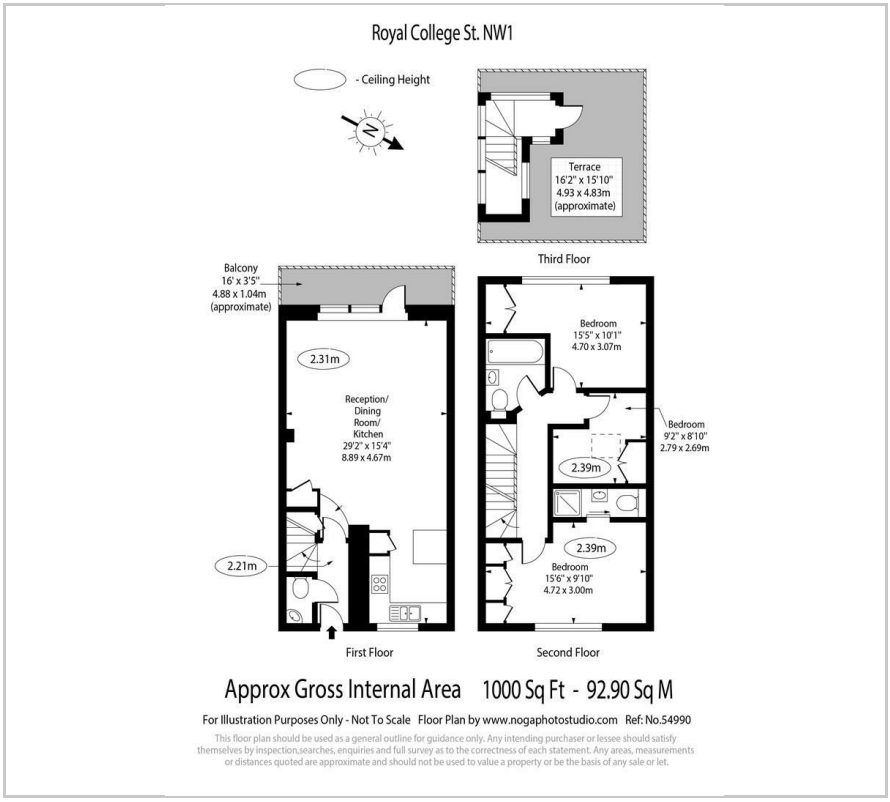
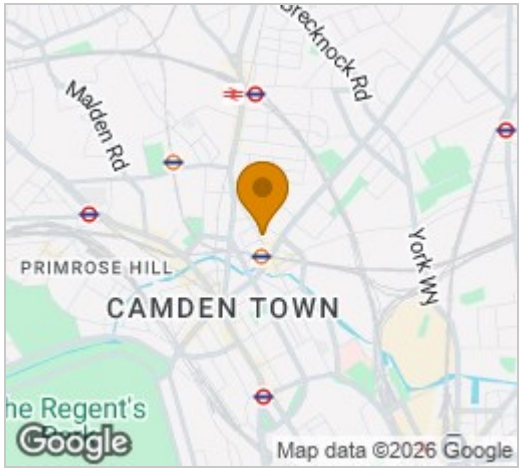
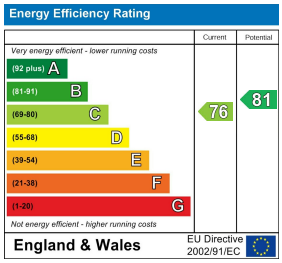
## Floor Plan




## Area Map




## Energy Efficiency Graph



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