



# Camden Road

London, NW1

Asking Price £450,000

A bright, airy and spacious one bedroom apartment set on the top floor of a well-located period conversion. The property, measuring 695sq ft, benefits from a good layout and generously proportioned rooms throughout. Long lease and being sold chain-free.

**CHESTERTONS**



# Camden Road

London, NW1

- Measuring 695sq ft
- Sold chain-free
- Bright and airy
- Spacious reception
- Good transport links



The property is situated moments from the village like Brecknock parade, with its shops, cafes and Delis. It is within easy reach of Tufnell park, Kentish Town and Holloway. Coal Drops yard and Kings Cross are nearby as is Parliament Hill and the Heath. Transport options are rife with Piccadilly, Northern Line and Overground stations all in walking distance as well as a choice of local bus routes.

**Tenure:** Leasehold with 97 years remaining.

**Service Charge:** £854 Per Annum

**Ground Rent:** £10 per annum

**Local Authority:** Camden

**Council Tax Band:** D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	65 D	77 C
39-54	E		
21-38	F		
1-20	G		

### *Chestertons Camden & Kentish Town Sales*

99-101 Parkway

Camden

London

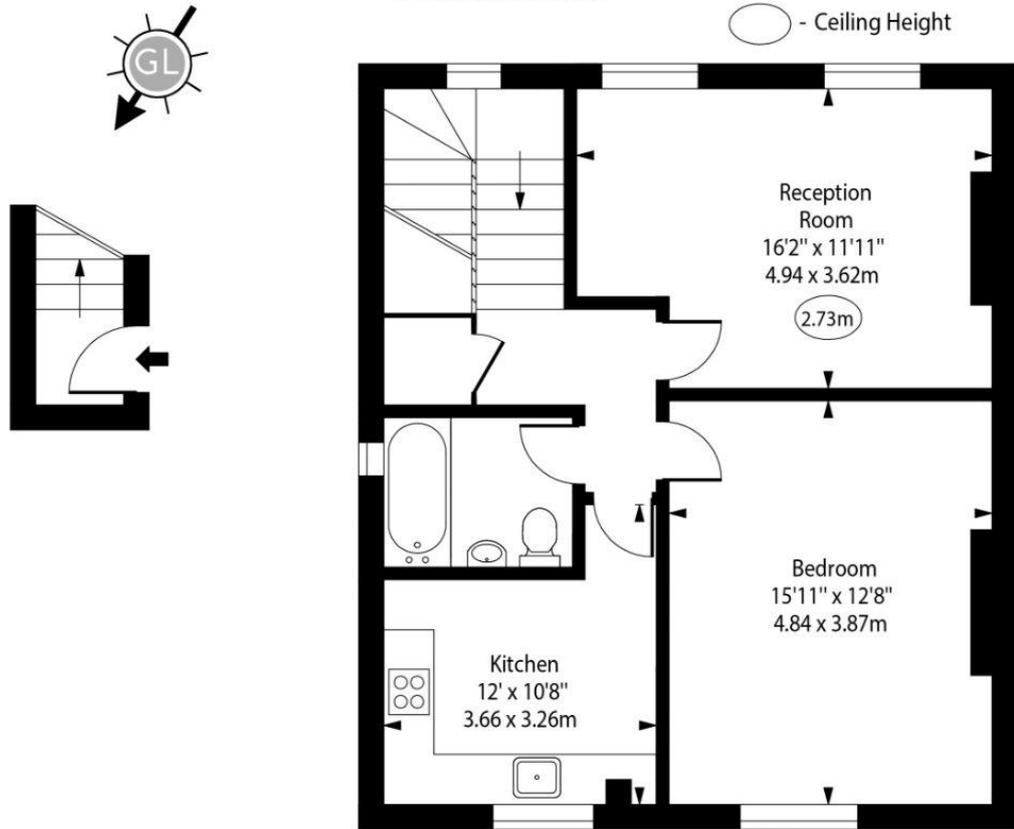
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# Camden Road



First Floor

Gross Internal Area - 24 Sq Ft - 2.23 Sq M

Second Floor

Gross Internal Area - 671 Sq Ft - 62.34 Sq M

Approx Gross Internal Area

695 Sq Ft - 64.57 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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Ref. No. 030037WI

