

# MATTHEW JAMES

Residential Sales • Lettings • Management



Flat 3, 4 Camden Square, Camden, NW1 9UY

**£2,400 Per Month**

A large one bedroom plus study raised ground floor conversion offering 868 sq/ft of living space with an abundance of original features and located within the ever popular Camden Square. The property benefits from a large living room, kitchen, double bedroom with additional study/occasional bedroom, bathroom and rear terrace. Available from April 15th. Unfurnished.

## Raised Ground Floor

### Entrance Hall

Fitted cupboards and shelving, wood flooring, door entry phone.

### Living Room



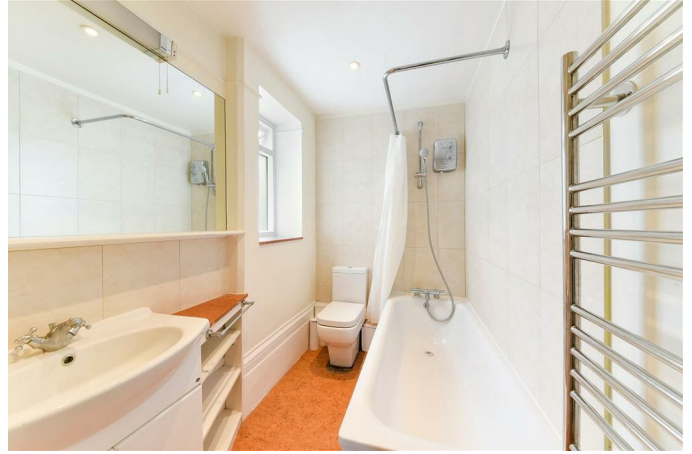
This generously sized room has an abundance of original features including floor to ceiling bay windows with fold away working shutters, a decorative marble fireplace, perimeter cornicework, picture rails and an impressively high ceiling.

### Kitchen



A good range of wall and base storage cupboards, appliances include a fridge freezer, cooker with four ring gas hob and washing machine. Door leading out to terrace.

## Bathroom / W.C.



White suite comprising of a panel enclosed bath with hand held shower, additional wall mounted 'power' shower, wash hand basin set in vanity unit and w.c. Additional benefits include a chrome heated towel rail, wall mounted mirror and shaver point. Finished in ceramic wall tiling.

## Bedroom



An impressively large bedroom with decorative marble fireplace, floor to ceiling windows, wood floor, fitted wardrobe, shelving and low level cupboards.

## Single Bedroom / Study



Fitted wardrobe, tall sash window with concealed shutters, wood flooring.

## Terrace



Leading from the kitchen is this private terrace with space for a small table and chairs.

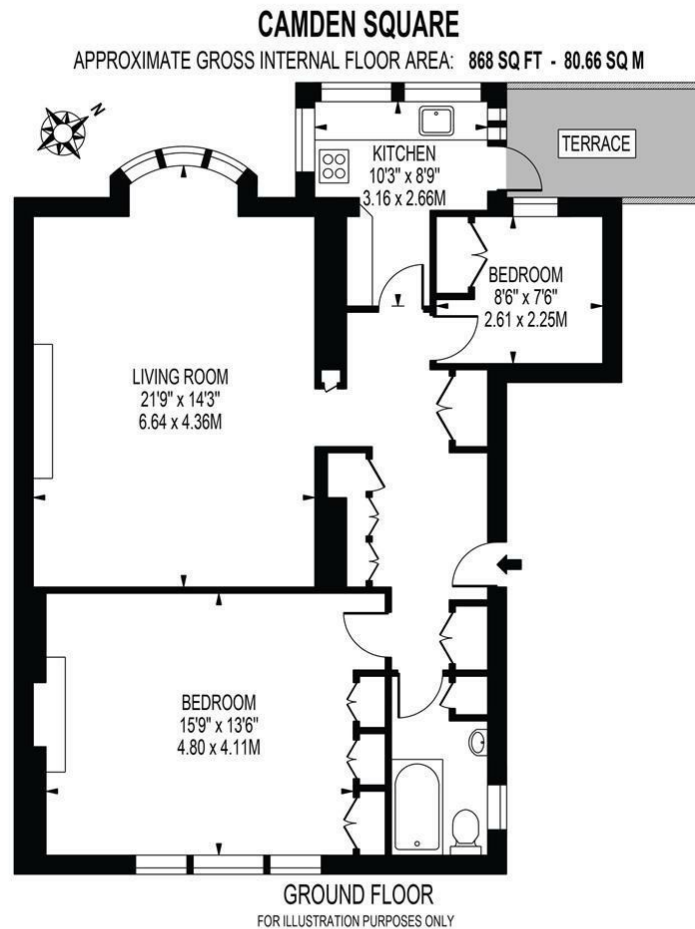
### [Additional Information](#)

Holding Deposit Required - 1 x £553 = £553 (based on the asking price)

Full Deposit Required - 5 x £553 = £2,765 (based on the asking price)

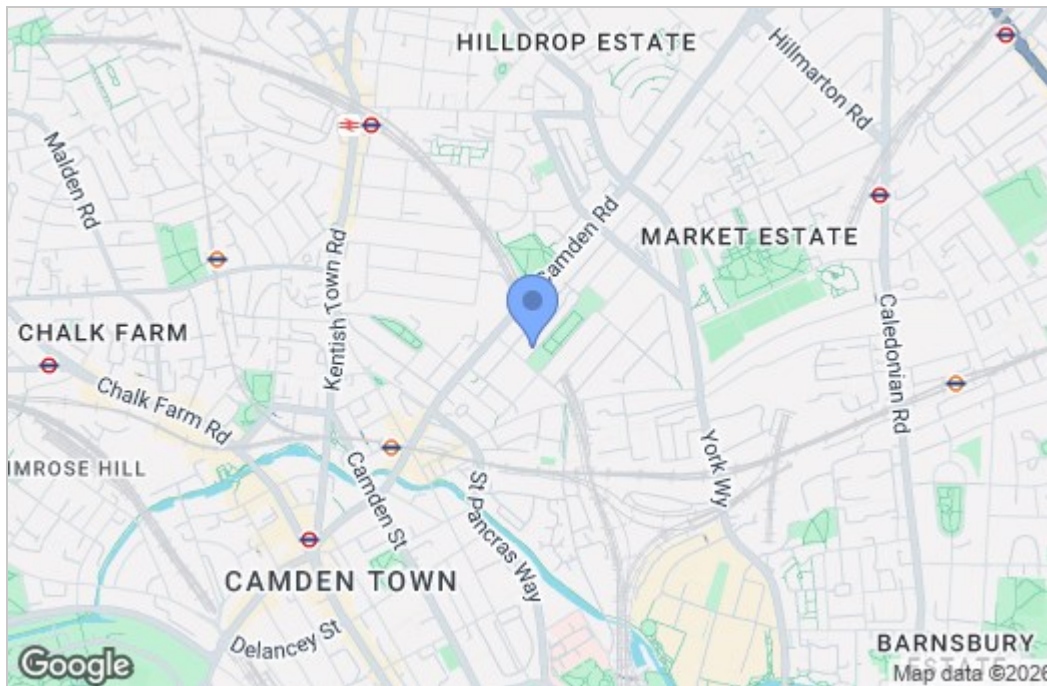
Camden Council Tax Band E

# Floor Plan

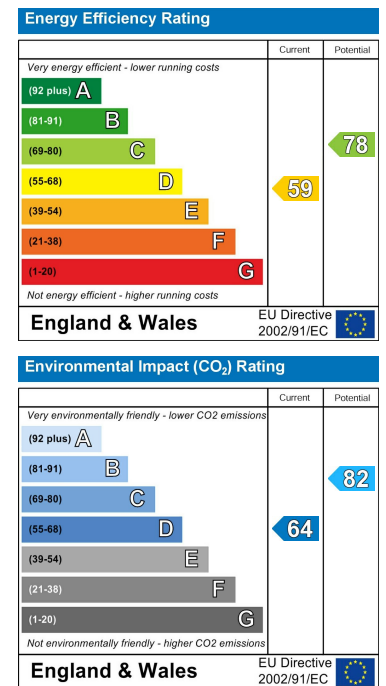


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# Area Map



# Energy Efficiency Graph



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