

hotblack desiato

ESTATE AGENTS

HARTLAND ROAD, NW1 8DE

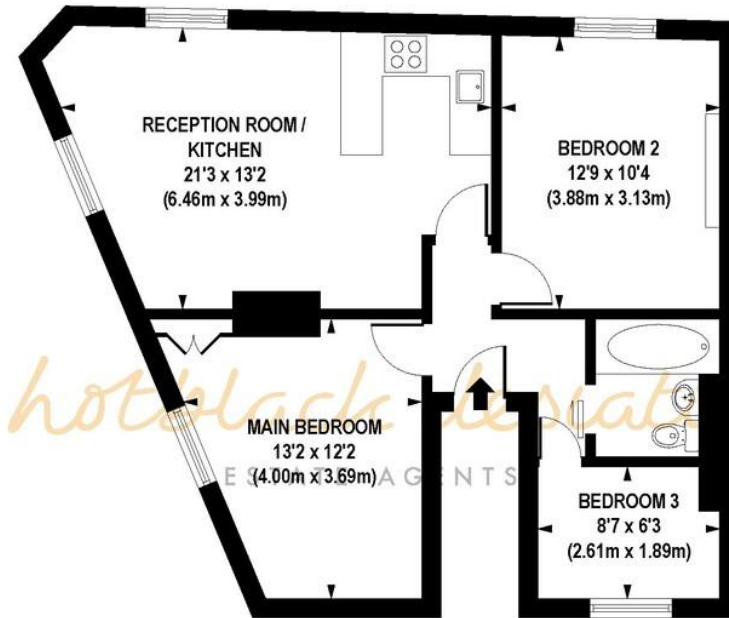
£600,000



A quietly located and well-appointed three bed property in desirable Chalk Farm. This first-floor flat features high ceilings and large windows and is close to Camden Lock and the amenities of Camden & Kentish Town. Nearby Bridge Approach provides a pedestrian short cut to Primrose Hill Village.

- First floor flat
- Three bedrooms
- Living room / kitchen
- Bathroom
- Communal gardens
- Leasehold (963 Years Remaining)
- Service Charge: % of outgoings
- Ground Rent: N/A
- Council Tax: £1,792 (Band D)
- Approx. Sq Ft: 663
- Rental Estimate: £2,600 pcm





FIRST FLOOR

APPROX. GROSS INTERNAL FLOOR AREA 663 sq. ft / 61.59 sq. m

Floorplan is for illustrative purposes only and is not to scale.
Every attempt has been made to ensure the accuracy of the floorplan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only.
Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



TRANSPORT LINKS

Kentish Town West Station (Overground line) is approx. 0.2 miles away.

Chalk Farm Station (Northern line) is approx. 0.5 miles away.

Camden Road Station (Overground line) is approx. 0.5 miles away.

Camden Town Station (Northern line) is approx. 0.5 miles away.

Islington Office

314 Upper Street
London N1 2XQ

T 020 7226 0160

E Islington.sales@hotblack.co.uk

E Islington.lettings@hotblack.co.uk

Camden Office

67 Parkway
London NW1 7PP

T 020 7482 2894

E Camden.sales@hotblack.co.uk

E Camden.lettings@hotblack.co.uk

Highbury Office

2 Highbury Park
London N5 2AB

T 020 7288 9696

E Highbury.sales@hotblack.co.uk

E Highbury.lettings@hotblack.co.uk



WWW.HOTBLACKDESIATO.CO.UK

Hotblack Desiato Ltd wish to emphasise that:

- 1) these sales particulars do not constitute any part of an offer of contract, and are for the guidance of prospective purchasers only and should not be relied on as statements of fact, and
- 2) no representations are made in these particulars as to the property or as to whether any service or facilities are in good working order, and 3) all measurements are approximate.