

hotblack desiato

ESTATE AGENTS

CAMDEN ROAD, NW1 9HJ

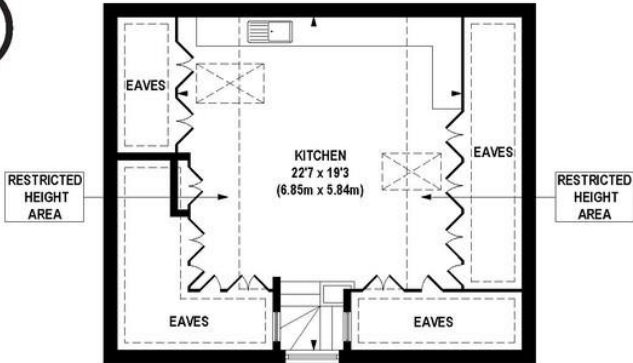
£750,000



A beautifully presented, 2 bed, 2 bath, upper maisonette situated on the top two floors of a converted, semi-detached, early Victorian house. This stylish flat measures approx. 850 sq ft (78 sq mtrs) and features exposed brick and timber beams to the large, open plan living room and kitchen. Camden's overground and tube stations are within strolling distance, as is the Regent's Canal towpath leading directly into Primrose Hill, Regent's Park and Kings Cross.

- Split level
- Two bedrooms
- Two bathrooms
- Immaculate condition
- Camden Conservation Area
- Leasehold (85 Years Remaining)
- Service Charge: 25% of outgoings
- Ground Rent: £50 p/a
- Council Tax: £1,529 (Band C)
- Approx. Sq Ft: 1,232
- Rental Estimate: £ TBC





THIRD FLOOR
GROSS INTERNAL
FLOOR AREA 614 SQ FT

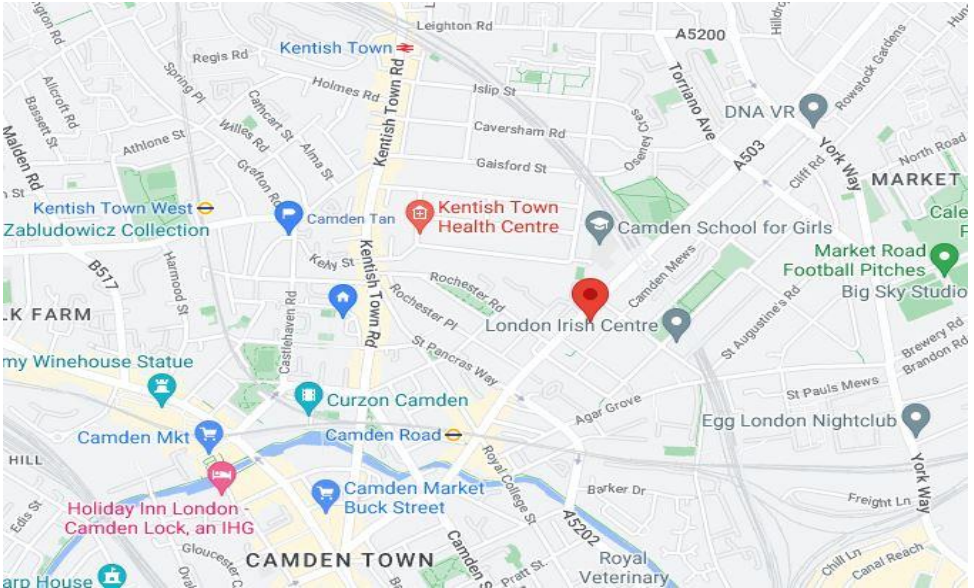


SECOND FLOOR
GROSS INTERNAL
FLOOR AREA 618 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 1232 sq. ft / 114.50 sq. m (Including Restricted Height Area & Eaves)
APPROX. GROSS INTERNAL FLOOR AREA 844 sq. ft / 78.41 sq. m (Excluding Restricted Height Area & Eaves)

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		70 C
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		



TRANSPORT LINKS

Camden Road station (Overground) is approx. 0.3 miles away.
 Camden Town station (Northern Line) is approx. 0.4 miles away.
 Kentish Town station (Thameslink) is approx. 0.7 miles away.

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- 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.