



Hamood Grove, London, NW1 8DH

Asking Price: £575,000 Leasehold

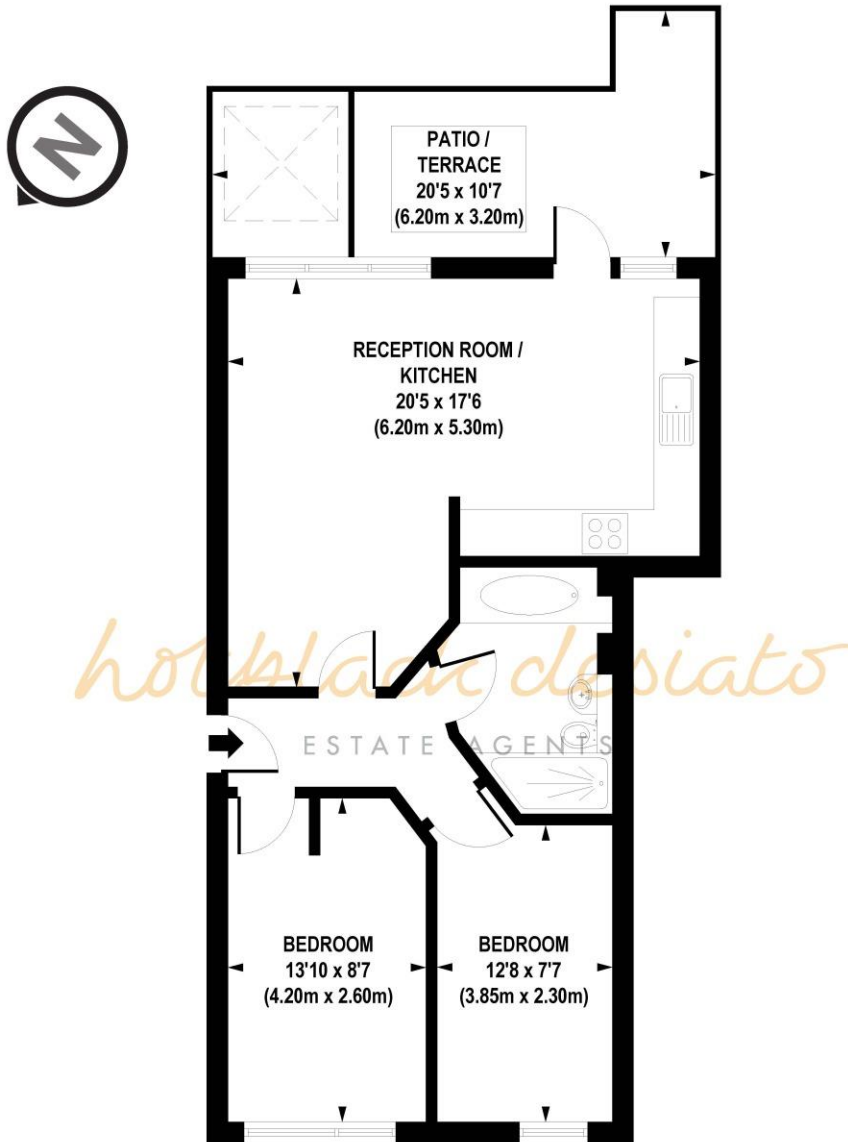
2 Total Bedrooms | 1 Reception Rooms | 1 Bathrooms

A quietly located 2-bedroom apartment on the 1st floor of a stylish low rise block. The flat features a private and secluded terrace and is minutes from Camden Lock and tube stations at Camden Town and Chalk Farm. Regent's Park and Primrose Hill are also nearby.

- Leasehold- 112 yrs remaining
- Modern Apartment
- Ground Rent - £300pa
- Roof Terrace
- Service Charge - £2670 pa
- Close to Lock / Stables
- EPC - C
- Minutes from Shops and Tube

A fantastic two bedroom apartment located within this unique and distinct development, discreetly located in the heart of one of London's most vibrant and exciting areas.



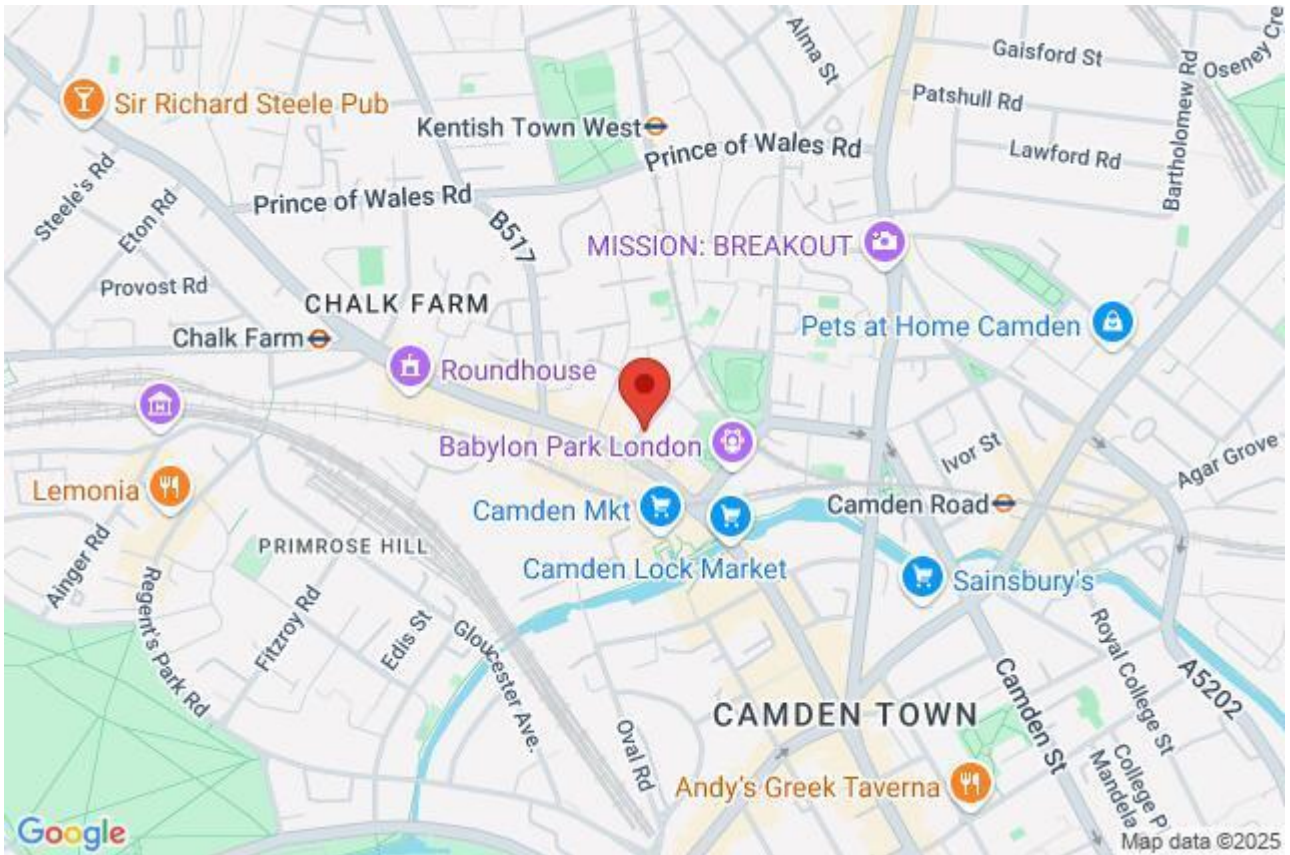


FIRST FLOOR

APPROX. GROSS INTERNAL FLOOR AREA 640 sq. ft / 59.44 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.

Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested and no guarantee as to their operating ability or their efficiency can be given.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		