



## Crofters Way, London, NW1 0XJ

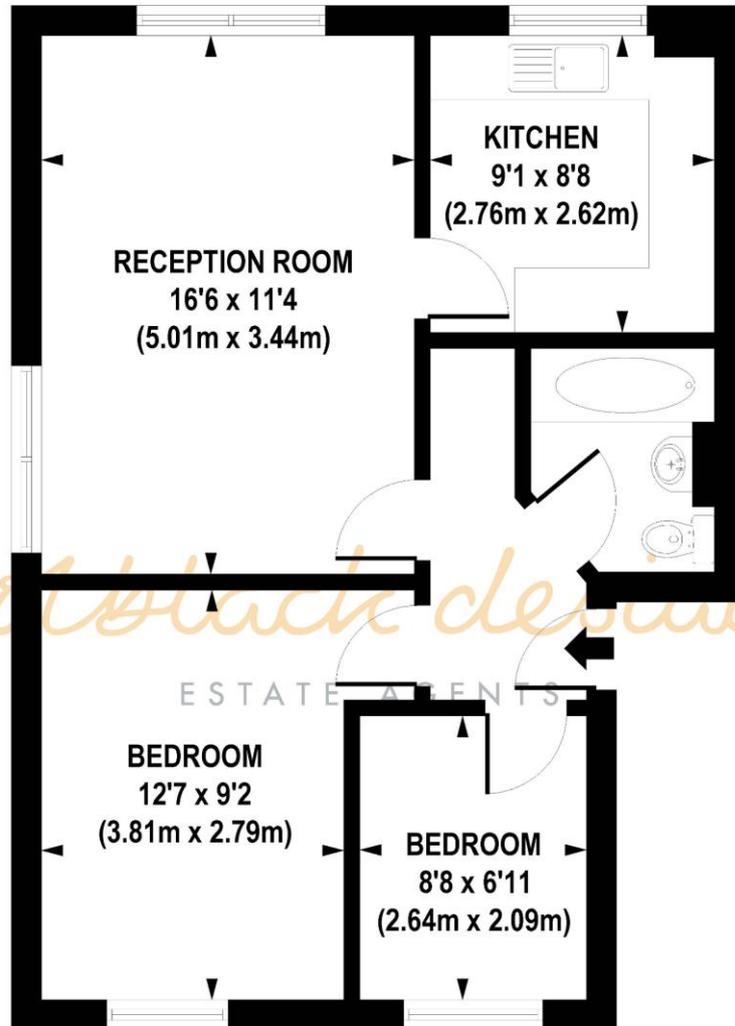
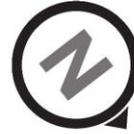
Asking Price: £400,000 Leasehold

**2 Bedrooms | 1 Living Room | 1 Bathroom | Central Yet Quiet Location**

A 2-bedroom 2nd floor flat superbly located for access to Kings Cross, Islington and Camden Town. The flat is in need of updating and provides a fantastic opportunity to style and design the interior of the flat to your own taste. The flat is sold chain free and with the benefit of an off-street parking space.

- Leasehold 81 years 6 months
- 2<sup>nd</sup> floor flat
- Service Charge £1671 pa
- 2 Bedrooms
- Central / Convenient Location
- Ground Rent £10 pa
- 1 Reception Room
- Approx 549 Sq Ft
- Off-Street Parking Space
- 1 Bathroom
- Council Tax Band - D





**SECOND FLOOR**

**APPROX. GROSS INTERNAL FLOOR AREA 549 sq. ft / 51.01sq. 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 RIICS 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+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>	77 C	77 C
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

