



Harmood Grove, Camden Town, NW1 8DH

Asking Price: £570,000 Leasehold

2 Double Bedrooms | Open Plan Living Room and Kitchen | Private Courtyard Patio

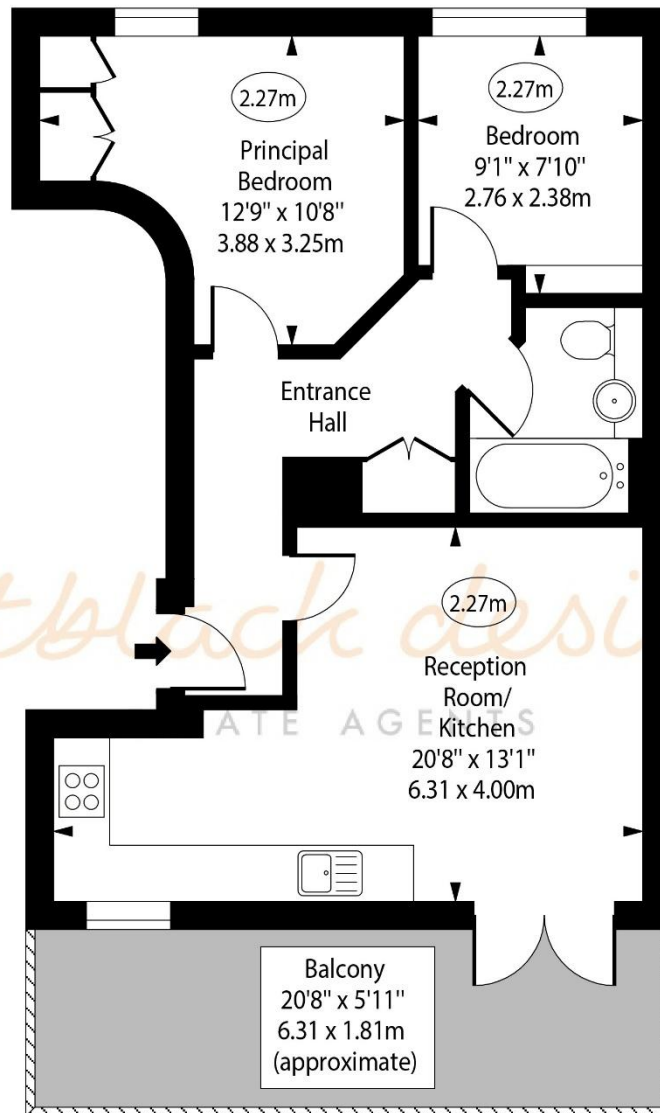
A wonderfully bright and well-presented 2-bedroom apartment with private balcony on the second floor of this boutique and stylish, modern development. Harmood Grove enjoys a central and convenient location on a discreetly and quietly positioned road only a few minutes' walk from Camden Town and Chalk Farm tube stations. The delights of Primrose Hill Fields and Village and Regents Park are within strolling distance via Bridge Approach or along the Regents Canal towpath.

- Leasehold 111 years 9 months
- Oak Flooring
- Gated Entrance
- Private Courtyard Patio
- Gas Central Heating
- Fantastic Location
- EPC – Band B
- Rental Estimate £2650 pcm
- Service Charge - £2609
- Ground Rent - £300 pa
- Council Tax – Band D (£2107 pa)



Harmood Grove, NW1

○ - Ceiling Height



First Floor

Approx Gross Internal Area 538 Sq Ft - 49.98 Sq M

Every attempt has been made to ensure the accuracy of the floor plan shown. However, all measurements, fixtures, fittings, and data shown are approximate interpretations and for illustrative purposes only. Measured according to the RICS. Not To Scale.

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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	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
	G		