



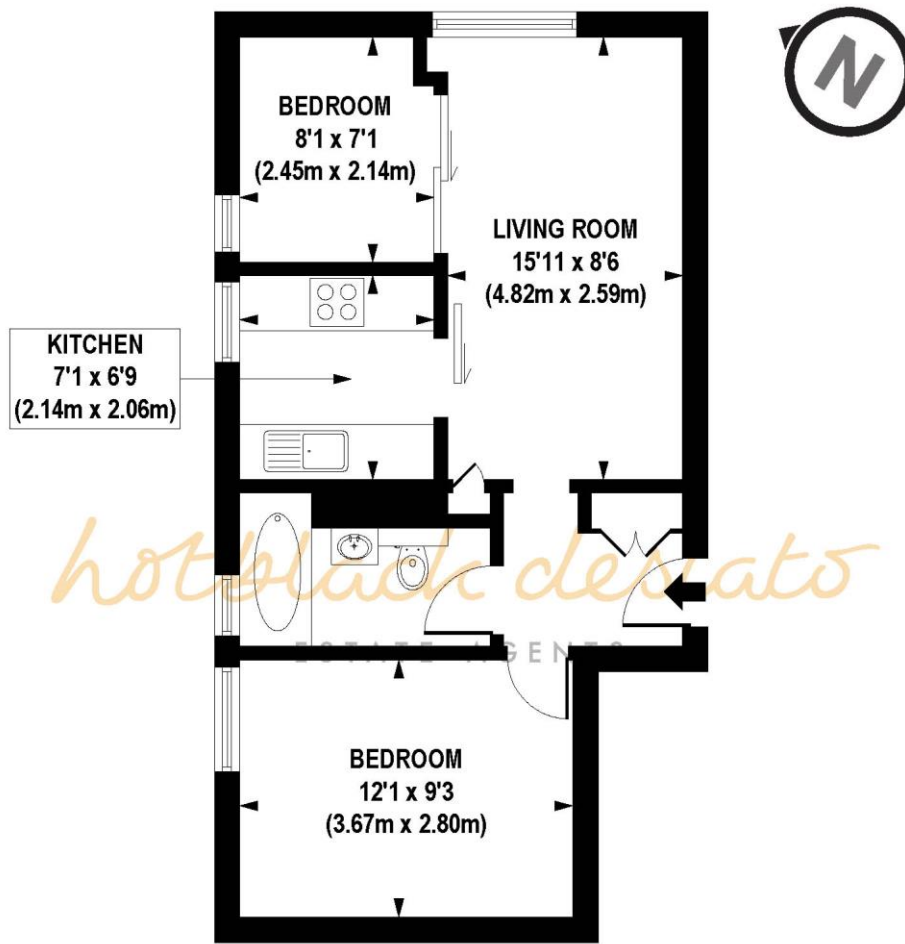
Oakley Square, NW1 1PA

Asking Price: £395,000 Leasehold

A one bedroom flat plus study/occasional 2nd bedroom on the second floor of this centrally located purpose-built block.

- Second Floor
- Double Bedroom
- Study/Occasional Bedroom
- Living Room
- Separate Kitchen
- Modern Bathroom
- Leasehold 105 (years remaining)
- Service Charge: £3,045 p/a
- Ground Rent: £10 p/a
- Council Tax: Band (Camden) £1,787.17 p/a
- Approx Sq Ft: 455
- Rental Estimate: £1,750 pcm





SECOND FLOOR

APPROX. GROSS INTERNAL FLOOR AREA 455 sq. ft / 43.23 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 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+	A		
81-91	B		
69-80	C	75 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

