



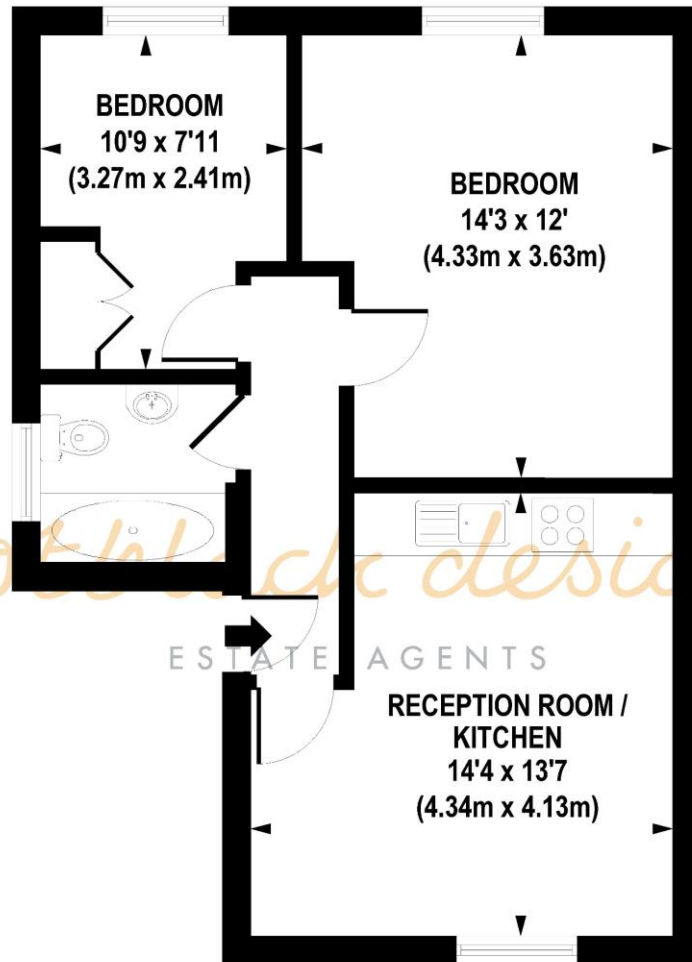
## Adelaide Road, NW3 3QB

Asking Price: £550,000 Share of Freehold

A bright and well located 2 double bedroom flat moments from Chalk Farm tube station, Camden Stables, Primrose Hill and Belsize Park. The City and West End are within easy reach as are Kings Cross, St Pancras and Euston mainline stations. Whilst in reasonable decorative order, the flat presents an exciting opportunity for the buyer to update and modernise to their own style and taste and to live in this exciting and popular area of Northwest London.

- Top Floor
- Two Double Bedrooms
- Open Plan Living Room/Kitchen
- Gas Central Heating
- Desirable Location
- Share of Freehold (999 Year Lease)
- Service Charge: £688 pq
- Sinking Fund £200 pq
- Council Tax: Band D (Camden)
- Approx Sq Ft: 506
- Rental Estimate: £2,250 pcm





THIRD FLOOR

**APPROX. GROSS INTERNAL FLOOR AREA 506 sq. ft / 47.06 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

