



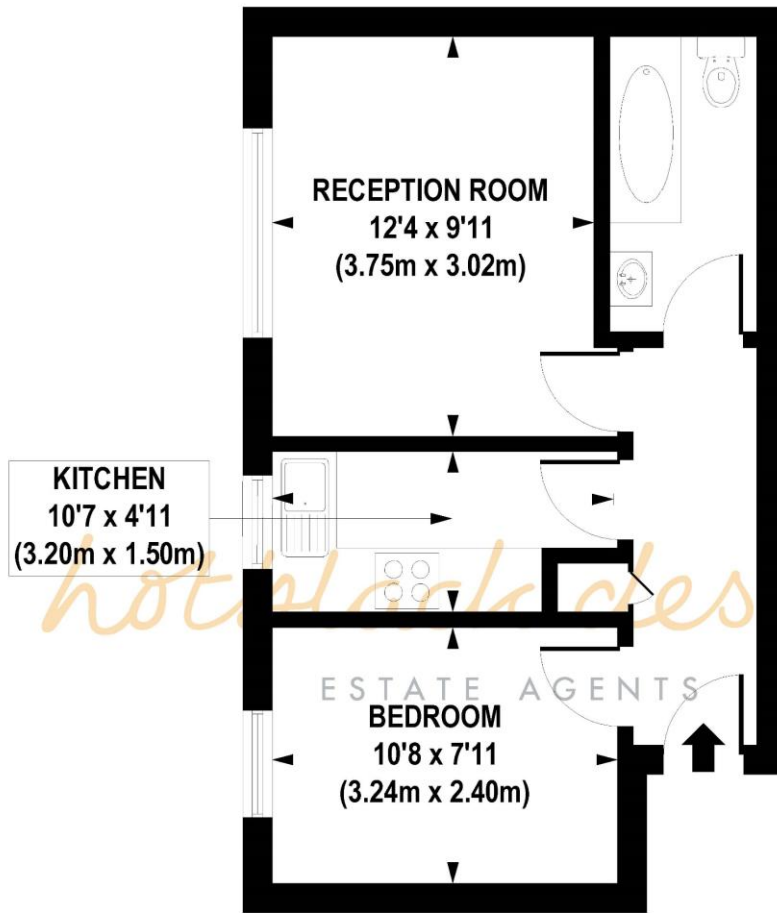
Cliff Road, NW1 9AP

Asking Price: Offers In Excess Of £300,000 Leasehold

A bright, quietly located, one bedroom flat on the first floor of this popular, gated, period mansion block. The flat is unmodernised and offers the purchaser the opportunity to create their own bespoke space and is priced accordingly. Cliff Court forms part of the Camden Square Conservation Area. It is well located for public transport and for access into Kentish Town and Camden Town, The City and West End. The flat is being offered chain-free.

- First Floor
- One Bedroom
- Living Room
- Kitchen
- Bathroom
- Conservation Area
- Leasehold (194 years remaining)
- Service Charge: £2,053 p/a
- Ground Rent: £250 p/a
- Council Tax: Band C (Camden)
- Approx Sq Ft: 371
- Rental Estimate: £1,800 pcm (modernised)





FIRST FLOOR

APPROX. GROSS INTERNAL FLOOR AREA 371 sq. ft / 34.47 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+) A		
(81-91) B		86
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	