



## Arlington Road, London, NW1 7ER

Asking Price: £380,000 Share of Freehold

**Large Studio Room | Separate Sleeping Area | Recessed Kitchen | Own Entrance**

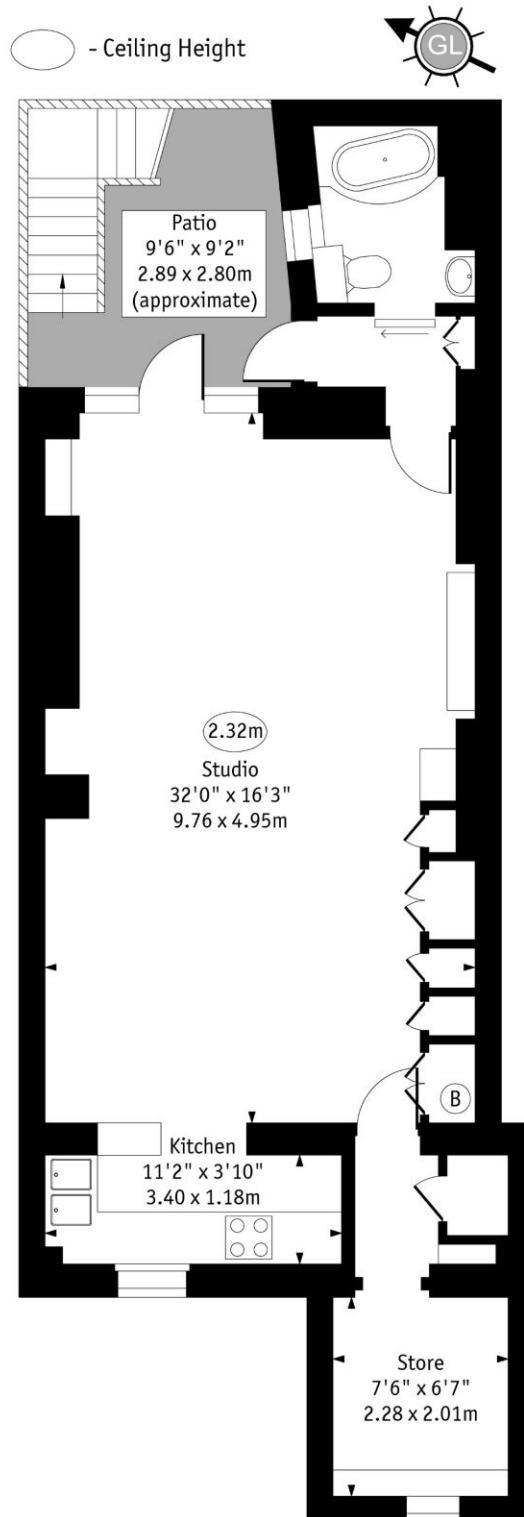
A large, (631 sq ft / 58.6 sq m), unmodernised studio flat offering fantastic potential to become a stunning home. Mornington Crescent and Camden Town tube stations are nearby, as are the wide open spaces at Regents Park and Primrose Hill. The flat is convenient for access into The City and West End, and for Euston, Kings Cross, and St Pancras International stations.

- Share of Freehold 965 years
- Share Of Freehold
- Council Tax – Band D
- Large Studio
- Grade II Listed
- EPC – Band E
- Full Bathroom
- Service charge £471 pa (25% of the buildings insurance premium for 2024/25.) + ad hoc costs.
- Basement Flat





## Arlington Road, NW1



### Lower Ground Floor

Approx Gross Internal Area      631 Sq Ft - 58.62 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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Ref. No. 029665JH

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		
69-80	C		77 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

