



## Rossendale Way, London, NW1 0XD

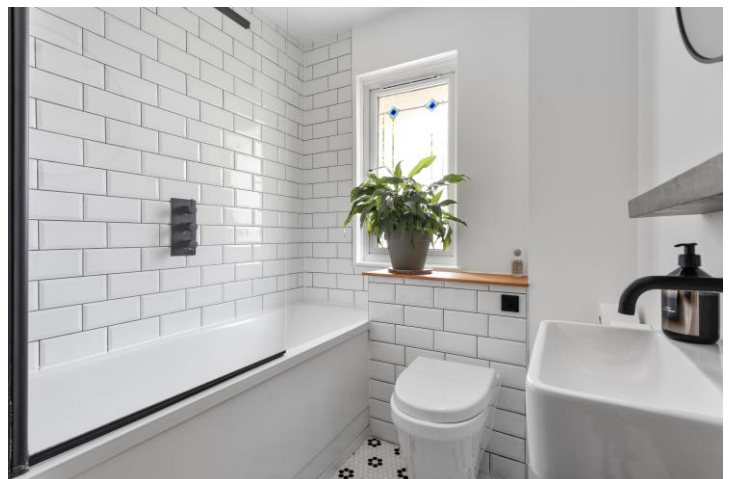
£695,000 Freehold

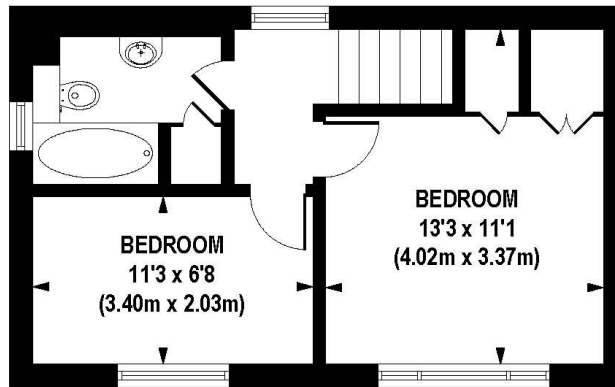
### 2 Bedrooms | Open Plan Living Room | Garden

A bright and beautifully presented 2-bedroom freehold house in the popular Elm Village development. A fantastic opportunity for the first time buyer to acquire a freehold house only a mile from Regents Park, Kings Cross and St Pancras Stations, Granary Square and Coal Drops Yard. Camden's Overground and tube stations are approximately half a mile away.

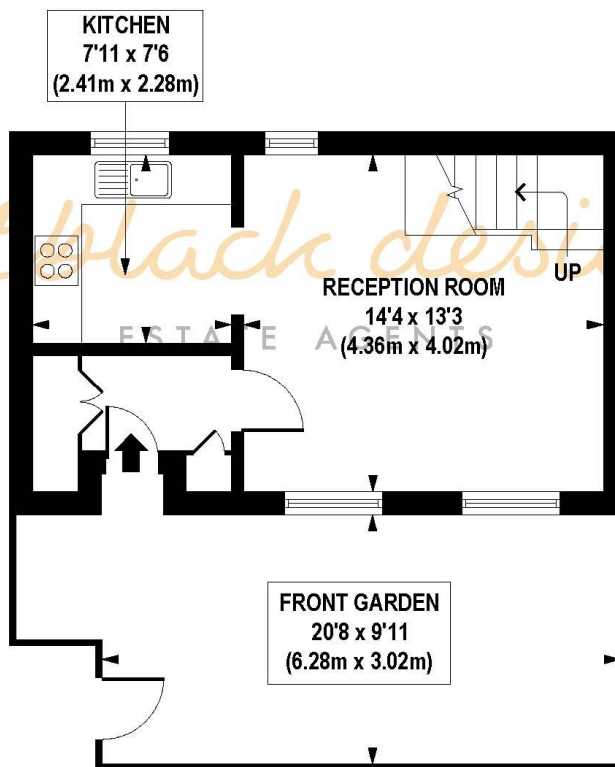
- Freehold
- 2 Bedrooms
- Open Plan Living Room
- 1 Bathrooms
- Patio Garden
- Quiet and Central Location
- Council Tax – E (£2575pa)
- EPC - C







**FIRST FLOOR**  
**GROSS INTERNAL**  
**FLOOR AREA 302 SQ FT**



**GROUND FLOOR**  
**GROSS INTERNAL**  
**FLOOR AREA 297 SQ FT**

**APPROX. GROSS INTERNAL FLOOR AREA 599 sq. ft / 55.63 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 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.



## Insider's Guide

We have loved living here for 15 years! Despite the incredibly central location it's quiet enough to sometimes forget you are in the heart of London. Our sunny outdoor patio space is the perfect spot to enjoy a drink or BBQ in the summer!

It has been wonderful to be able to walk to Kings Cross and Granary Square along the canal with Camden Town and Regents Park walking distance in the other direction, and such great transport links making it easy to get to so many other places.

We will be really sad to leave this home but with a young family we need something a little bigger.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

