



## Northpoint Square, NW1 9AW

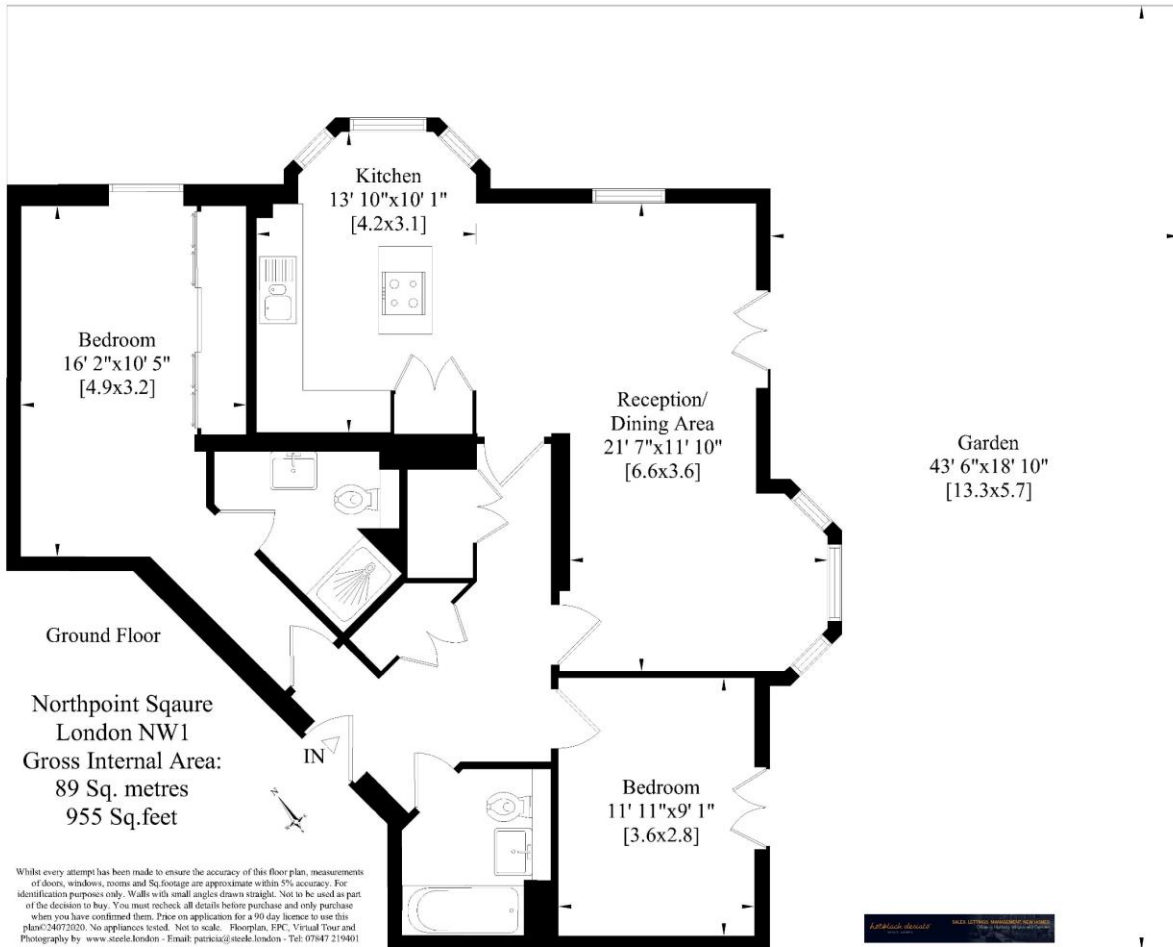
Asking Price: £650,000 Leasehold

A generously proportioned 2 double bedroom / 2 bathroom garden flat featuring 955 ft (89 Sq mtrs) of living space. The flat includes a private garden and parking space within the gated grounds of this popular block, built circa 2004. The flat is equidistant from Kentish Town tube/National Rail station and Camden Road Overground station, which are only, approximately, a 10-minute walk away. This property is being sold chain free

- Two Double Bedrooms
- Open Plan kitchen/Living Room/Dining Room
- Two Bathrooms
- Garden
- Private Parking Space
- Convenient Location
- Leasehold (105 years remaining)
- Service Charge: £5,500 p/a
- Ground Rent: £500 p/a
- Council Tax: Band F (Camden) £2904.16 p/a
- Approx Sq Ft: 955
- Rental Estimate: £2,600 pcm







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.

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>	76	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		
England, Scotland & Wales	EU Directive 2002/91/EC	