



## Castlehaven Road, NW1 8RS

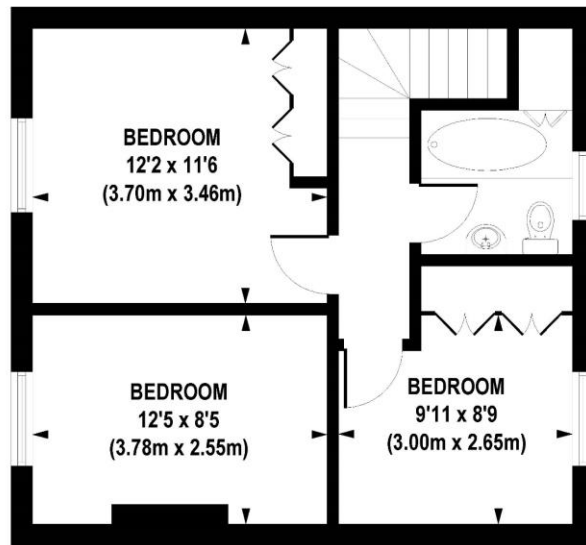
Asking Price: £595,000 Leasehold

A spacious and bright 3-bedroom upper maisonette on the top two floors of a four storey purpose built block. The flat is well located for all modes of public transport and is within easy reach of The City and West End, Kings Cross, Granary Square, Camden Lock and High Street.

- Three Bedrooms
- Bathroom/WC
- Guest WC
- Good Size Kitchen
- Living Room
- Balcony
- Leasehold (88 years remaining)
- Service Charge: Estimated 24/25 £1,607 p/a
- Ground Rent: £10 p/a
- Council Tax: Band C (Camden) £1787.17 p/a
- Approx Sq Ft: 924
- Rental Estimate: £ TBC







SECOND FLOOR  
GROSS INTERNAL  
FLOOR AREA 469 SQ FT



FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 455 SQ FT

**APPROX. GROSS INTERNAL FLOOR AREA 924 sq. ft / 85.86 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		

