



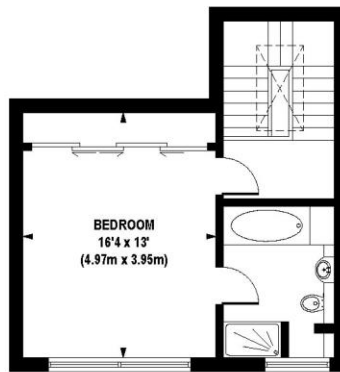
Mandela Street, NW1 0DU

Asking Price: £945,000 Freehold

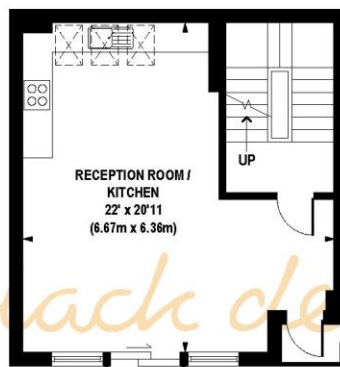
A beautifully presented two double bedroom / two bathroom townhouse arranged over three floors and featuring wood flooring and a fabulous, open plan, living/dining room and kitchen. This contemporary, stylish home also has an integral garage and a balcony. Mandela Street is close to all modes of public transport. Kings Cross St Pancras and Euston Stations are also within walking distance.

- Three Floors
- Two Double Bedrooms
- Two Bathrooms
- Open Plan Kitchen/Living Room/Dining Room
- Wood Floors
- Integral Garage
- Central & Convenient Location
- Freehold
- Council Tax: Band E (Camden) £2,322.42 p/a
- Approx Sq Ft: 1255 (including garage)
- Rental Estimate: £3,250-£3,500 pcm

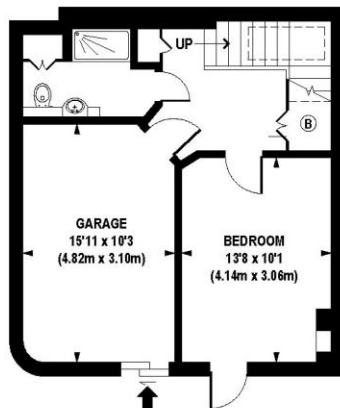




SECOND FLOOR
GROSS INTERNAL
FLOOR AREA 385 SQ FT



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 444 SQ FT



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 466 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 1255 sq. ft / 120.36 sq. m (Including Garage)
APPROX. GROSS INTERNAL FLOOR AREA 1126 sq. ft / 104.63 sq. m (Excluding Garage)

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

