



Camden Road, NW1 9AB

Asking Price: £575,000 Leasehold

A bright and well proportioned two-bedroom flat arranged over the first floor of a substantial, semi-detached, converted Victorian house.

The flat boasts over 700 sq ft of living space and is located conveniently for Camden Road Overground station, Camden Town tube station and many local bus routes.

- First Floor
- Two Double Bedrooms
- Large Living Room
- Separate Kitchen
- Wood Flooring
- Popular Location
- Leasehold (92 years remaining)
- Service Charge: £1,500 p/a approx.
- Ground Rent: £200 p/a
- Council Tax: Band D (Camden) £2,010.57 p/a
- Approx Sq Ft: 705
- Rental Estimate: £2,500 pcm





FIRST FLOOR

APPROX. GROSS INTERNAL FLOOR AREA 700 sq. ft / 65.01 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.

Insiders Guide:

What I loved about living here - Modern spacious flat with incredibly high ceilings and large double-glazed sash windows plus a balcony all contained within a London townhouse. Well maintained inside and outside with a sturdy building, proactive landlords and family-esque feel. Location wise it is a stone's throw from Hampstead heath and regents park – great for families, picnics and runners. The quiriness of Camden Town and the quick access to Marylebone. Parked next to the prestigious Camden Square Gardens while also benefitting from the safety of hustle and bustle of London.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 70 C | 79 C |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

