



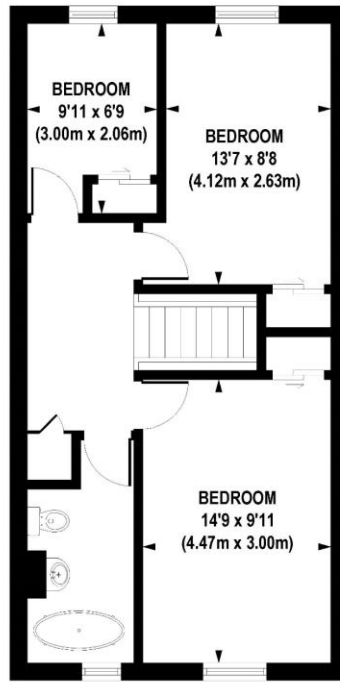
Camden Street, NW1 0HE

Asking Price: £550,000 Leasehold

A three bedroom upper maisonette arranged over the 1st and 2nd floors of a local authority owned purpose-built block. The flat features approximately 900 square feet (84 sq mtrs) of living space, is close to Mornington Crescent and Camden Town tube stations and within easy reach of Kings Cross, Euston, The City and West End. Regents Park and Primrose Hill are within walking distance..

- 1st & 2nd Floors
- Three Bedrooms
- Living/Dining Room
- Spacious Kitchen/Diner
- Bathroom/WC
- Guest WC
- Central Location with Excellent Transport Links
- Leasehold (89 years remaining)
- Service Charge: £2,500-£3,000 p/a (Inc HW & Heating)
- Ground Rent: £10 p/a
- Council Tax: Band C (Camden) £1,787.17 p/a
- Approx Sq Ft: 1008
- Rental Estimate: £3,250 pcm

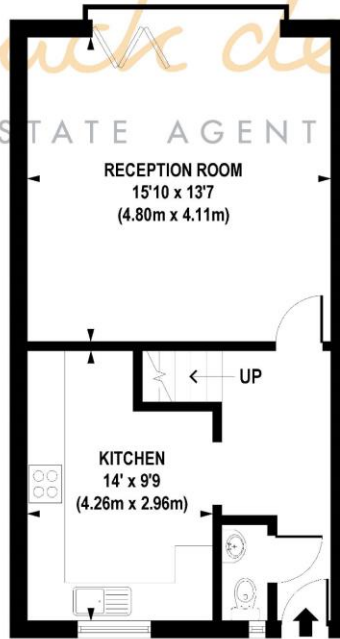




SECOND FLOOR
 GROSS INTERNAL
 FLOOR AREA 527 SQ FT

hotblack desiato

ESTATE AGENT



FIRST FLOOR
 GROSS INTERNAL
 FLOOR AREA 481 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 1008 sq. ft / 93.65 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:

This flat has been a happy home for many years and we will miss it. With Regents Park and Primrose Hill in one direction and all the shops & restaurants of Kings Cross's Coal Drops Yard in the other, the location is hard to beat. It's so easy to catch a bus, tube or overground and be anywhere in London in not too long. Camden itself has everything you need on your doorstep, from several big supermarkets to independent shops, restaurants and a cinema. And of course you have the famous market.

The flat itself is a great space and we've hosted lots of friends here. The original parquet floor in the living room is one of our favourite features, as well as there being two floors (which can be a novelty in London!). It would be a great home for a small family, but also professional sharers or students (UCL and several other unis are just a short walk away). The neighbours are friendly and the surroundings are well maintained and feel safe even when coming home late at night.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

