



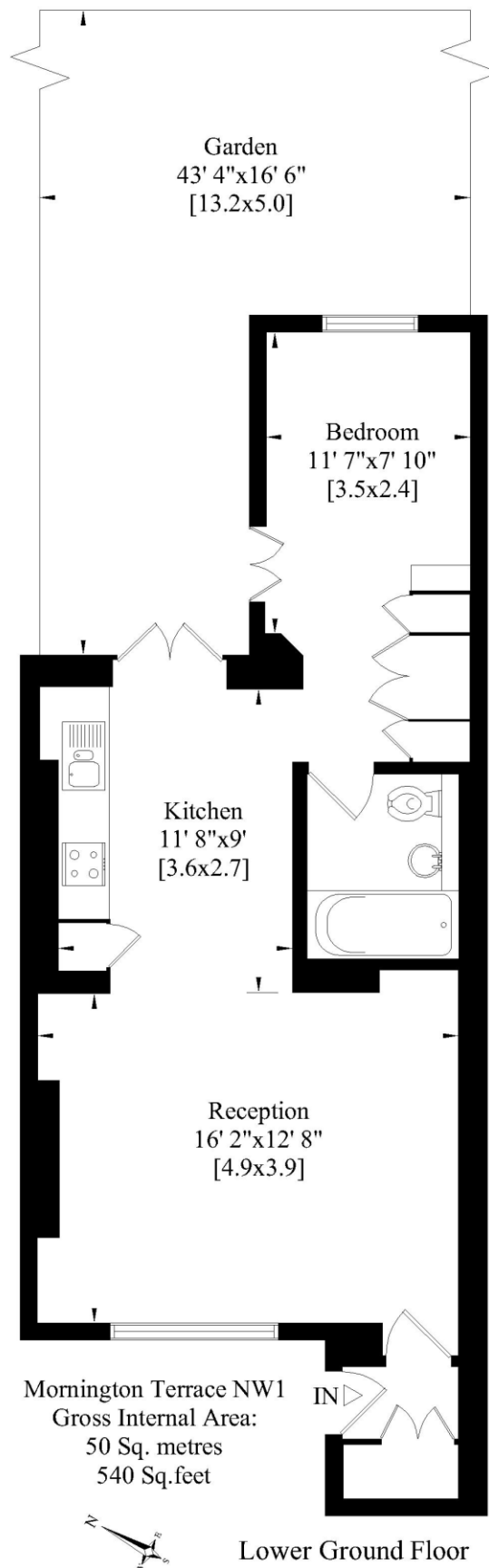
Mornington Terrace, NW1 7RS

Asking Price: £550,000 Share of Freehold

A spacious (540 sq ft / 50 sq mtr) 1 bedroom, garden flat arranged on the Lower Ground Floor of a converted, Grade II Listed early-Victorian, stucco fronted house. This well designed flat achieves excellent natural light thanks to the high ceilings and large windows. Other features of this superb property include a private street entrance, exclusive use of a 43 ft (13 mtr) lawned rear garden, and a spacious reception room leading into the kitchen/dining room. Mornington Crescent and Camden Town tube stations are a few minutes' walk away, as are Regents Park and Primrose Hill.

- Lower Ground Floor
- Double Bedroom
- Kitchen/Diner
- Open Plan Living Room
- Private Street Entrance
- Private Garden
- Share of Freehold (991 years remaining)
- Service Charge: £2,640 p/a
- Ground Rent: NIL
- Council Tax: Band C (Camden) £1,787.17 p/a
- Approx Sq Ft: 540
- Rental Estimate: £2,000 pcm





Whilst every attempt has been made to ensure the accuracy of this floor plan, measurements of doors, windows and rooms are approximate. For identification purposes only. Not to scale.

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		76 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

