



## Prowse Place, NW1 9PN

Asking Price: £425,000 Share of the Freehold

**1 Bedroom | 1 Reception Room | 1 Bathroom**

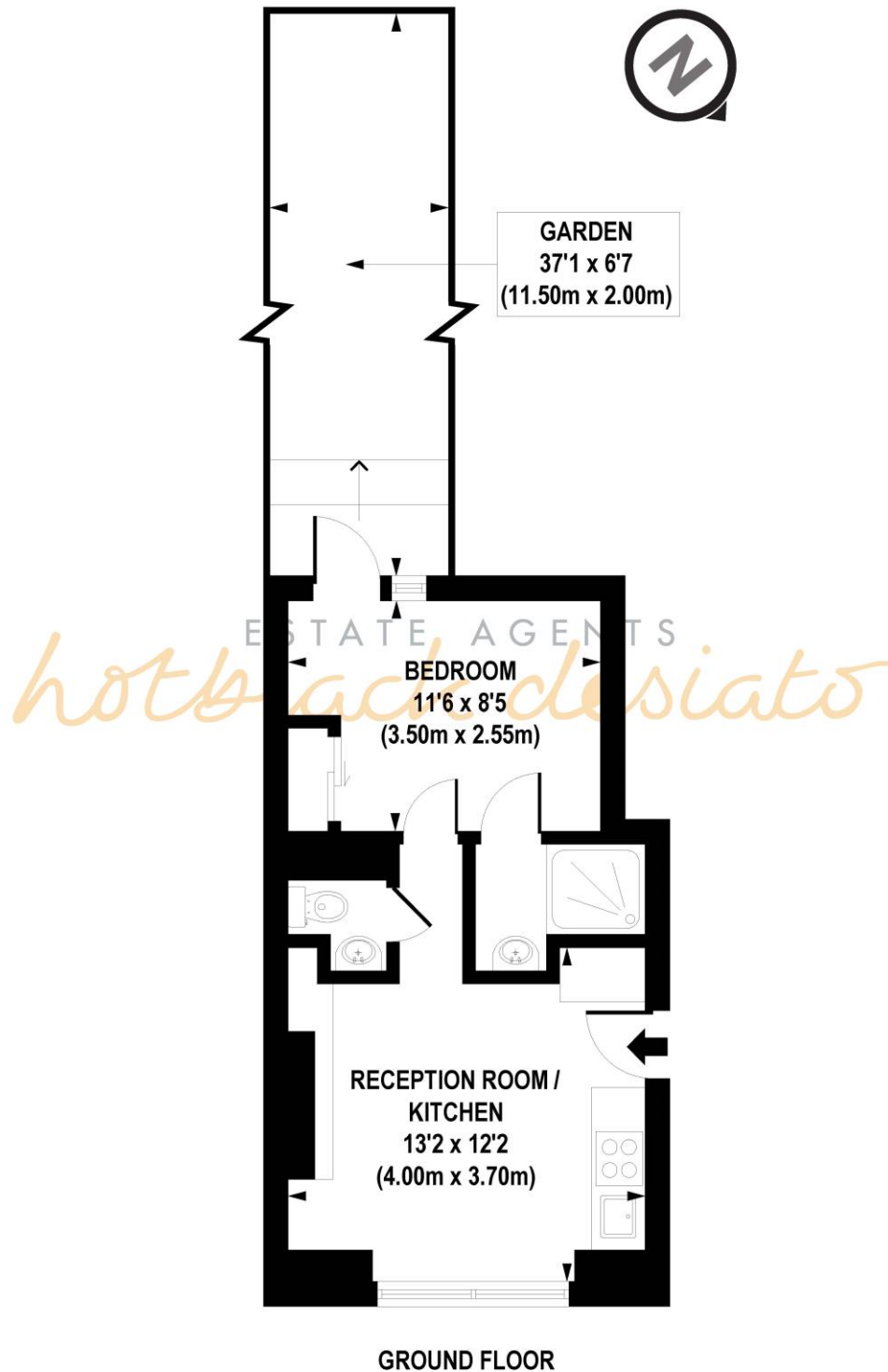
Located on a quiet, cobbled road in central Camden is this wonderful 310 sq ft ground floor flat brimming with character and featuring an open plan living room and kitchen, a private rear garden and share of the freehold.

- Share of Freehold 996 years 6 months
- 1 Bedroom
- 1 Reception Room
- 1 Bathroom
- Ground Floor
- 310 Approx Sq Ft
- Great location
- Service Charge £697pa









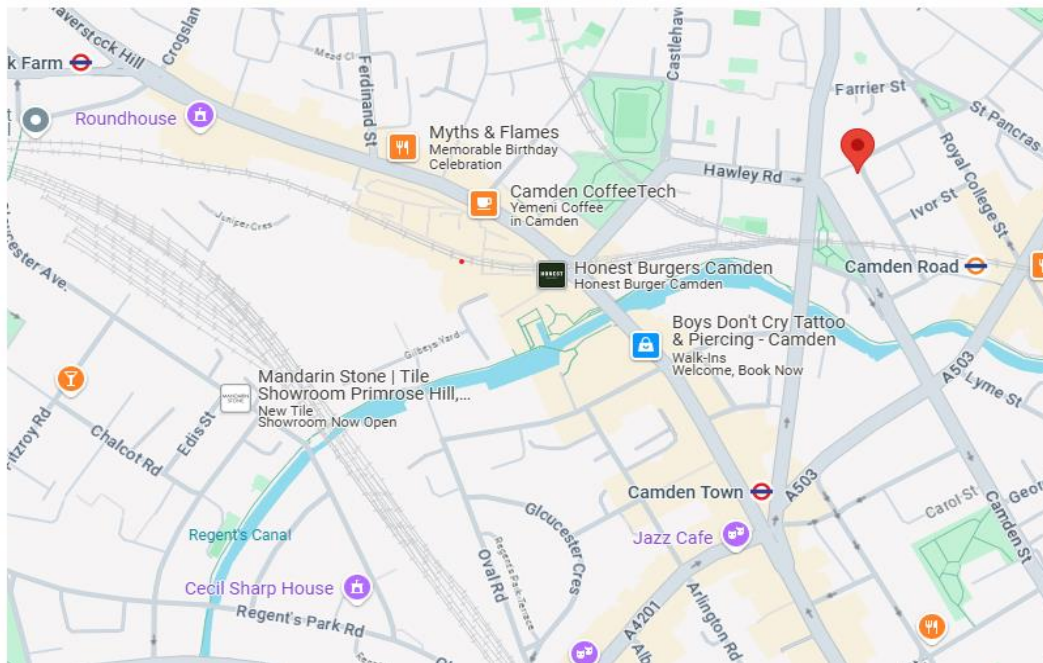
**APPROX. GROSS INTERNAL FLOOR AREA 310 sq. ft / 28.84 sq. m**

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 (A perspective from the Owner)

This flat has been my haven for the past 7 years, and i've loved every moment here. Trips to the wonderful green surrounding areas such as Regents Park and Hamstead heath, as well as walks along the canal into Kings Cross' Coal drop yard and the coffee shops of east London. There's everything you need right on your door step. In the middle of Camden, but just out of the way of the hustle and bustle, and a really easy trip into central London for its night life, theatre and shops. 7 years on and I am still finding new things that living here has to offer, and I am sure you will to!



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		