



Plender Street, London, NW1 0LB

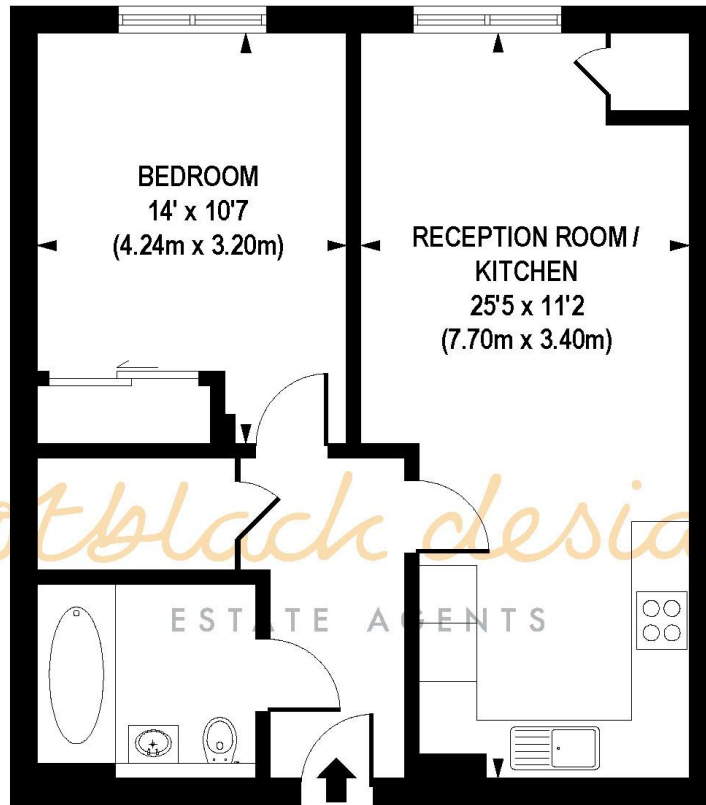
Asking Price: Offers In Excess Of £485,000 Leasehold

Superb 1 Bedroom 1st Floor Flat

A stylish, contemporary designed, 1-bedroom flat on the 1st floor of a modern purpose-built block. This bright and spacious flat is convenient for Camden High Street, Kings Cross and access into the City and West End. The acclaimed shops, restaurants and bars at Granary Square and Coal Drops Yard, together with the wide-open spaces at Regents Park and Primrose Hill, are within strolling distance.

- 1 Bedroom Apartment
- Open Plan Kitchen, Living, and Dining Room
- Independent GCH
- Leasehold – 116 Year remaining
- Service Charge – Approx £2000pa
- Council Tax – Band D
- EPC - C





FIRST FLOOR

APPROX. GROSS INTERNAL FLOOR AREA 560 sq. ft / 51.98 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

