



Plender Street, London, NW1 0LB

Asking Price: Offers In Excess Of £625,000 Leasehold

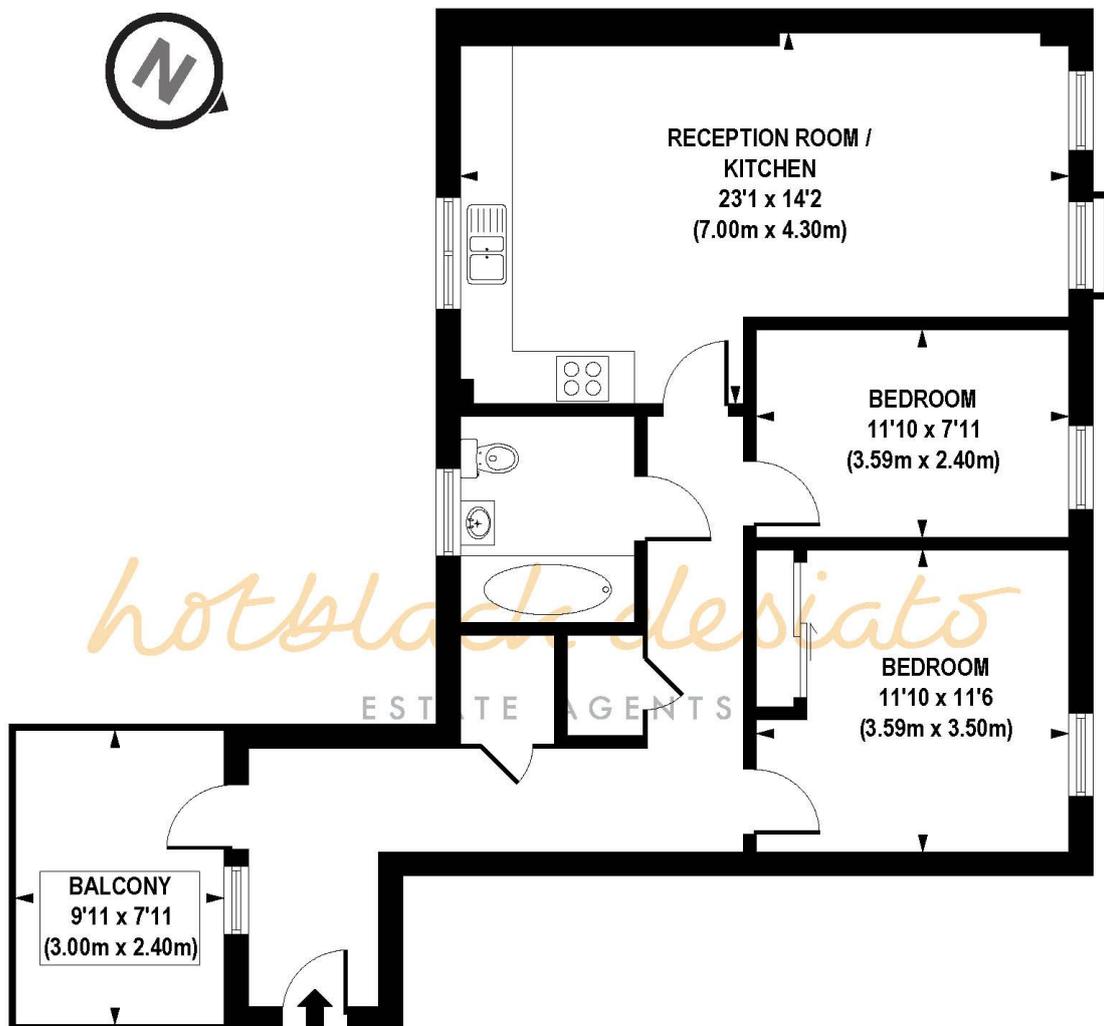
A two double bedroom, contemporary designed flat in a modern block featuring a terrace, two double bedrooms and a superb open plan living room and well equipped kitchen. Plender Street is in the heart of Camden Town minutes from overground tubes and buses. Approx 1 mile from Granary Square, and St Pancras, Kings Cross and Euston Stations. Chain Free.

- Leasehold 116 years
- 2 Bedrooms
- 1st Floor Apartment
- Roof Terrace
- Beautifully Presented
- Modern
- Service charge £2,200 pa
- Ground rent £10 pa



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 RIICS 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.

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FIRST FLOOR

APPROX. GROSS INTERNAL FLOOR AREA 776 sq. ft / 72.13 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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		