



Gilbey House, Jamestown Road, NW1 7BY

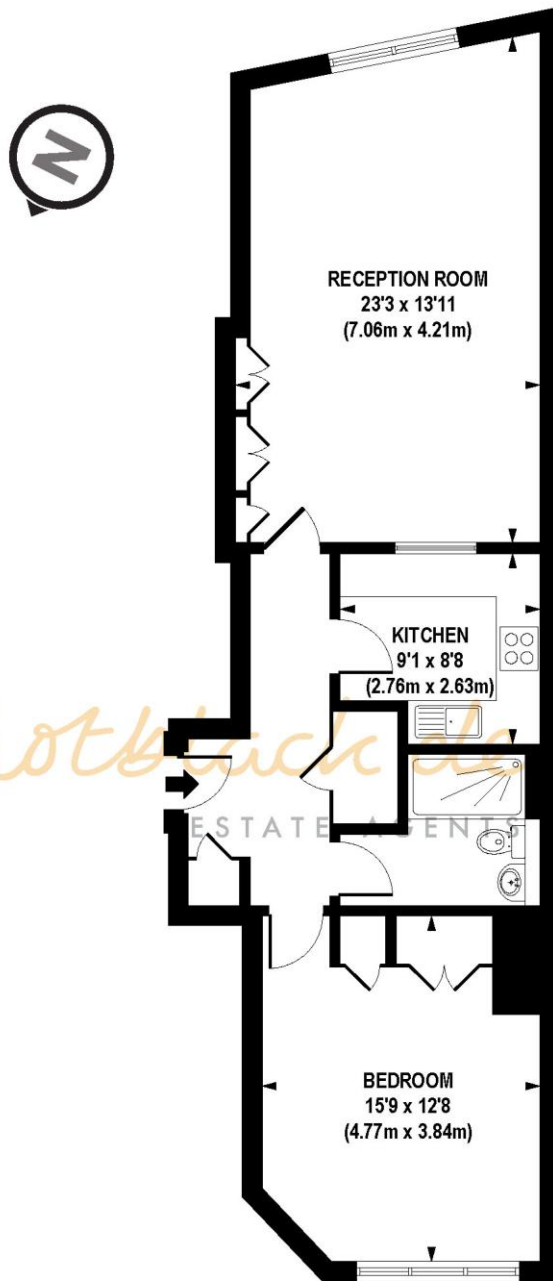
Asking Price: £675,000 Leasehold

Double Bedroom | Living Room | Bathroom | Private Car Parking Space

A beautifully presented double bedroom flat on the 3rd floor of this landmark apartment block. This contemporary and stylish flat includes a private, secure parking space beneath the block and is minutes from Camden Lock and tube station. The adjacent Regents Canal towpath leads into Primrose Hill and Regents Park. In addition to the parking there is a communal waterside terrace, 7-day-a-week concierge and a resident only gym and sauna. This presents a fantastic opportunity to acquire an exceptional flat in this former Victorian gin distillery.

- Leasehold 94 years 9 months
- 1 Double Bedroom
- Living Room
- Oak, Herringbone Flooring
- EPC Band C
- Council Tax Band F (£3043 pa)
- Service Charge - £5629 pa
- Ground Rent - £100 pa
- Parking, Concierge, Gym, Sauna
- Lift





THIRD FLOOR

APPROX. GROSS INTERNAL FLOOR AREA 729 sq. ft / 67.71 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)

"Being so close to the legendary music venues, bars, shops, and market stalls of Camden Town is always exciting and very inspiring, but I love being able to escape from it all within moments, and retreat within this rock solid, secure, and peaceful base. The flat is super serene, with excellent views across the London skyline from the front, and fun to behold the bustling market at the back, from the communal balcony. Another aspect I have always enjoyed, is the spectacular inner atrium, like something out of a science fiction movie."

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

