

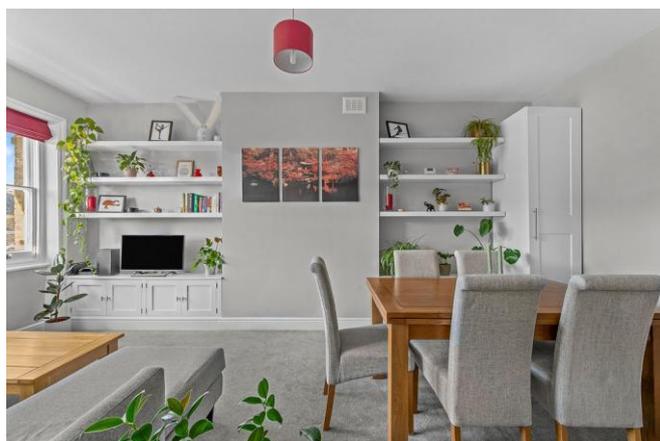
## North Villas, London, NW1 9BL

Asking Price: £595,000 Share of Freehold

### 2 Double Bedrooms | Living Room | Modern Kitchen and Bathroom

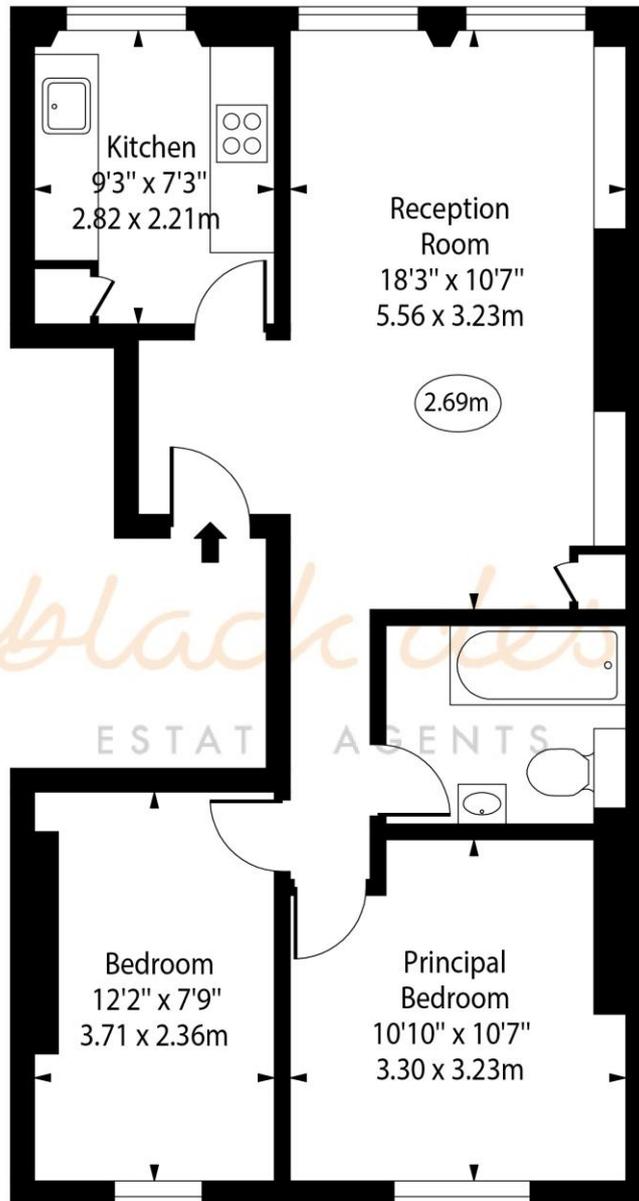
A beautifully presented, bright and well-proportioned flat being sold with a share of the freehold. This second-floor flat features 2-double bedrooms, a modern kitchen, separate living/dining room and a contemporary designed bathroom. The flat is close to public transport and is only a minute's walk from the large, landscaped gardens of Camden Square and makes up part of the Camden Square Conservation Area.

- Share of Freehold
- 2 Double Bedrooms
- Reception Room
- Bathroom
- Second Floor
- Service Charge Approx £1,500 pa
- Sought After Location
- Rental Estimate - £2500pcm
- EPC - C
- Council Tax Band – D (£2207.12 pa)



# North Villas, NW1

○ - Ceiling Height



Second Floor

Approx Gross Internal Area      578 Sq Ft - 53.70 Sq M

Every attempt has been made to ensure the accuracy of the floor plan shown. However, all measurements, fixtures, fittings, and data shown are approximate interpretations and for illustrative purposes only. Measured according to the RICS. Not To Scale.

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Ref. No. 030969E

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):

I've absolutely loved living in this flat and will be sad to leave it, but I've now outgrown the space as I'm looking to start a family outside of London. One of the things I've enjoyed most is the abundance of natural light from the large windows, which makes the flat feel bright, airy, and even more spacious. The transport links have been outstanding, with a choice of underground and overground lines, bus and cycle routes, making it incredibly easy to get around, whether commuting, meeting friends or going to the airport. Everything I need is right on the doorstep, yet the flat is tucked away on a safe, quiet residential street. Having two double bedrooms has been fantastic. It's given me the flexibility to work from home comfortably while still having plenty of space for friends and family to stay over. My partner also has a car, and getting a local zone parking permit was very straightforward. Parking spaces have always been available directly outside or close to the flat for my partner and visitors.

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		

