



Lawfords Wharf, Lyme Street, London, NW1 0SF

Asking Price: £999,950 Leasehold

3 Bedrooms | 2 Bathrooms | Open Plan Kitchen/Living/Dining Room | GCH

A fantastic opportunity to purchase a spacious three bedroom / two-bathroom penthouse (4th Floor) apartment featuring light and well-proportioned accommodation. This top floor flat boasts a wrap-around balcony affording panoramic rooftop views and overlooking Regents Canal.

Lawfords Wharf is a secluded, private, gated development, off Lyme Street, away from the bustling crowds, in the heart of vibrant and lively Camden Town. There is a private garage space, and the flat is being sold chain free.

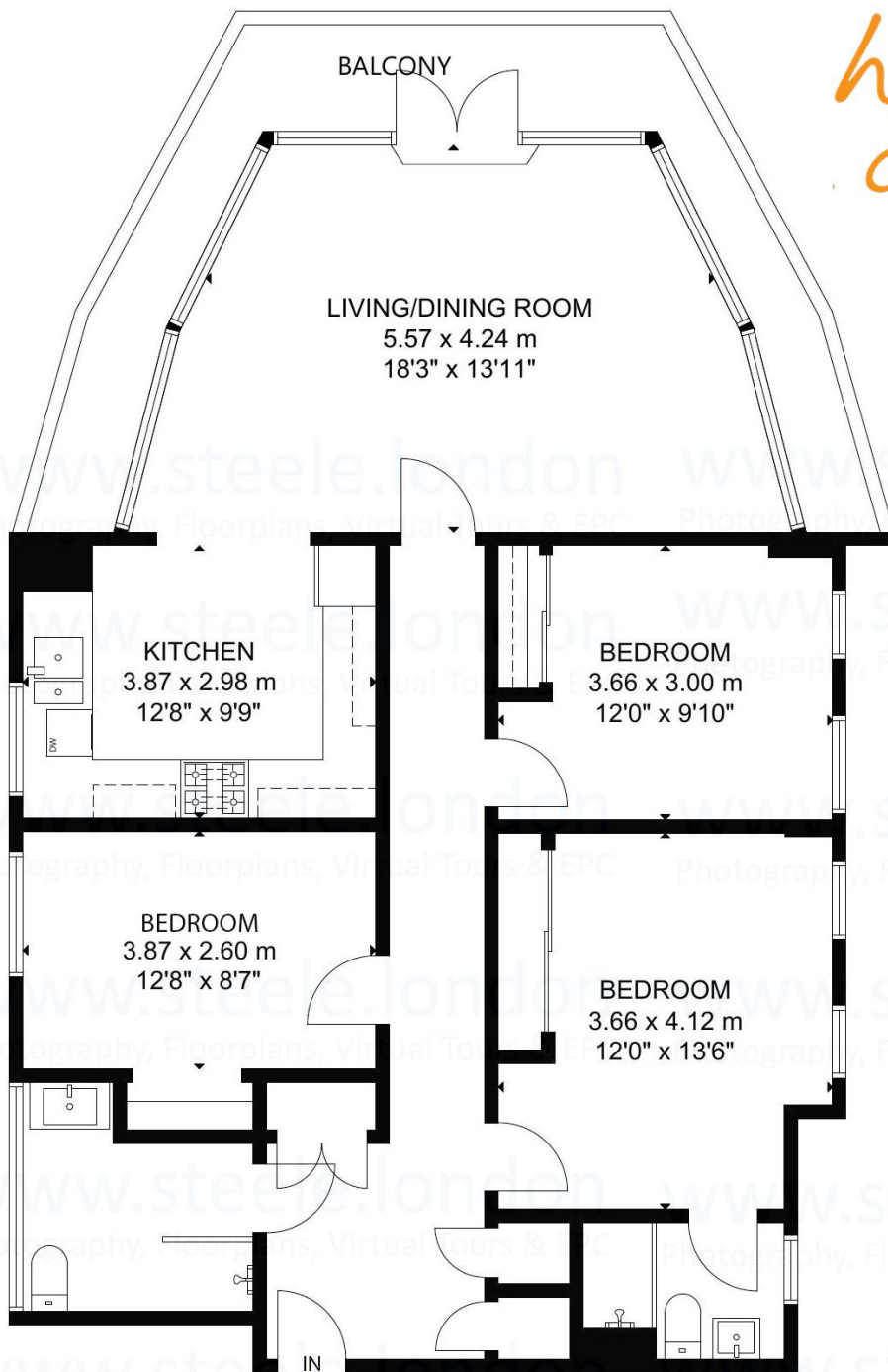
Please note that images shown predate the current tenancy.

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|-------------------------|-------------------------------|------------------------------------|
| • Leasehold - 999 years | • Canal and Rooftop Views | • Council Tax – Band G |
| • 3 Double Bedrooms | • Balcony/Terrace | • EPC – Band C |
| • 2 Bathrooms | • 1104 Approx Sq Ft | • Service Charge - Approx £6400 pa |
| • Lift | • Rental Estimate - £3800 pcm | • Ground Rent - £500 pa |



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Lawfords Wharf NW1
Gross Internal Area:
103 Sq.m - 1104 Sq.ft



3rd Floor



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Whilst every attempt has been made to ensure the accuracy of this Lettings floor plan measurements of doors, windows, rooms & Sq.footage are approximate. For Identification Purposes only. Price on application for a 90 day Licence to use this Plan ©27032023 not to scale the actual property will vary.

Photography, Floorplan,
Virtual Tours, Inventory,
Video & EPC's by
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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		

