



## Royal College Street, London, NW1 0TH

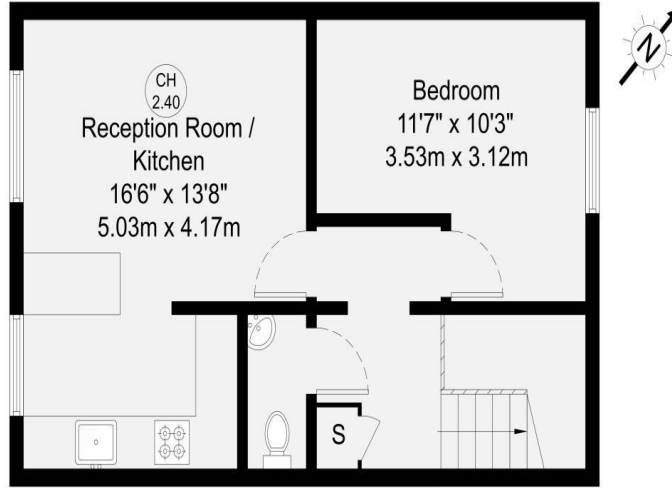
Asking Price: £650,000 Leasehold

### 3 Double Bedrooms | Open Plan Kit/Living/Din Rm | Bathroom | Guest WC

A spacious and bright 3-double bedroom upper maisonette in the heart of Camden Town, moments from the shops, Overground and tube. The flat is gas central heated and features an open plan kitchen, living and dining room. Regents Park, Primrose Hill and Kings Cross are all within easy walking distance via the nearby Regents Canal Towpath. The lease is currently in the process of being extended, at no cost to the incoming buyer. The property is being sold chain free.

- Leasehold – Sold with extended lease
- 3 Bedrooms
- Bathroom/WC
- Guest WC
- Grade II Listed
- EPC – Band C
- Council Tax - Band E
- Service Charge £2238 pa





GROSS INTERNAL AREA (GIA)  
The footprint of the property  
81.3 sq m / 875 sq ft

TOTAL STORAGE SPACE  
Storage and wardrobe total area  
1.7 sq m / 18 sq ft

EXTERNAL FEATURES  
Garden, Gallery, Terrace, Verandah etc.  
0.0 sq m / 0.0 sq ft

RESTRICTED HEAD HEIGHT  
Limited use area under 1.5m  
0.0 sq m / 0.0 sq ft

Disclaimer : Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floorplan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

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.

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

