



## North Villas, NW1 9BJ

Asking Price: £695,000 Share of Freehold

A beautiful, extended, 1 bedroom garden flat featuring high ceilings and large windows on the lower ground floor of a substantial, Victorian mid terrace house. The rear extension provides additional living room space and leads directly into the private, West facing rear garden. Camden rail and tube stations are within easy reach as are Euston and Kings Cross stations.

- One bedroom
- Modern Bathroom
- Extended Living Room
- Semi Open Plan Kitchen
- West Facing Patio Garden
- Share Of Freehold (999 year lease)
- Service Charge: £1,200 p/a
- Ground Rent: Peppercorn
- Council Tax: Band D - £1,689.03 p/a (Camden)
- Approx Sq Ft: 806
- Rental Estimate: £2,300 pcm



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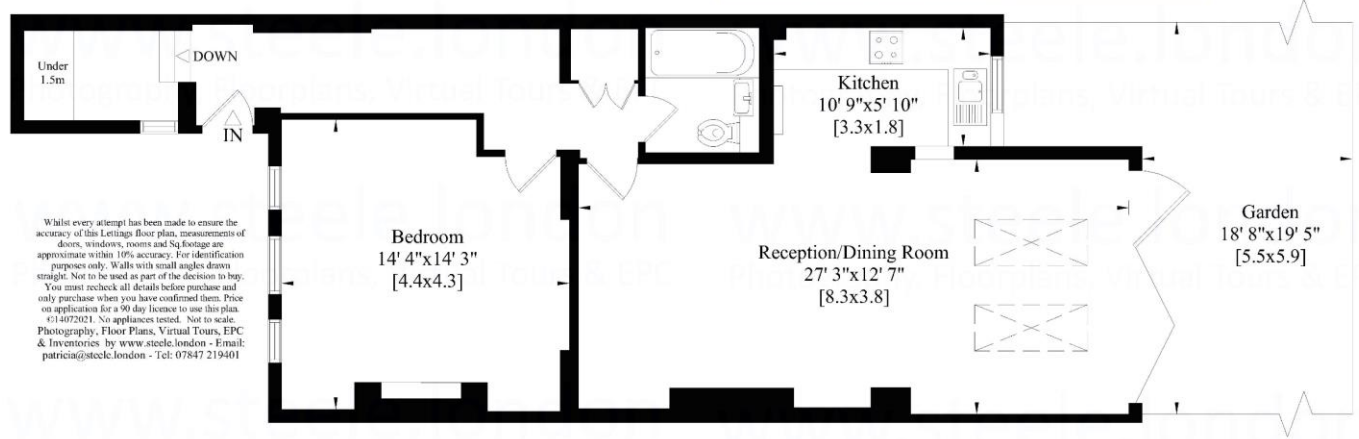
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Ground Floor  
North Villas NW1  
Gross Internal Area:  
75 Sq. metres - 806 Sq. feet

*hotblack desiats*  
ESTATE AGENTS  
SALES, LETTINGS, MANAGEMENT, NEW HOMES  
Offices in Highbury, Islington and Camden



Whilst every attempt has been made to ensure the accuracy of this Lettings floor plan, measurements of doors, windows, rooms and Sq. footage are approximate within 10% accuracy. For identification purposes only. Walls with small angles drawn straight. Not to be used as part of the decision to buy. You must recheck all details before purchase and only purchase when you have confirmed them. Price on application for a 90 day licence to use this plan. ©14072021. No appliances tested. Not to scale. Photography, Floor Plans, Virtual Tours, EPC & Inventories by www.steele.london - Email: patricia@steele.london - Tel: 07847 219401

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

