

# hotblack desiato

ESTATE AGENTS

PRATT STREET, NW1 0BG

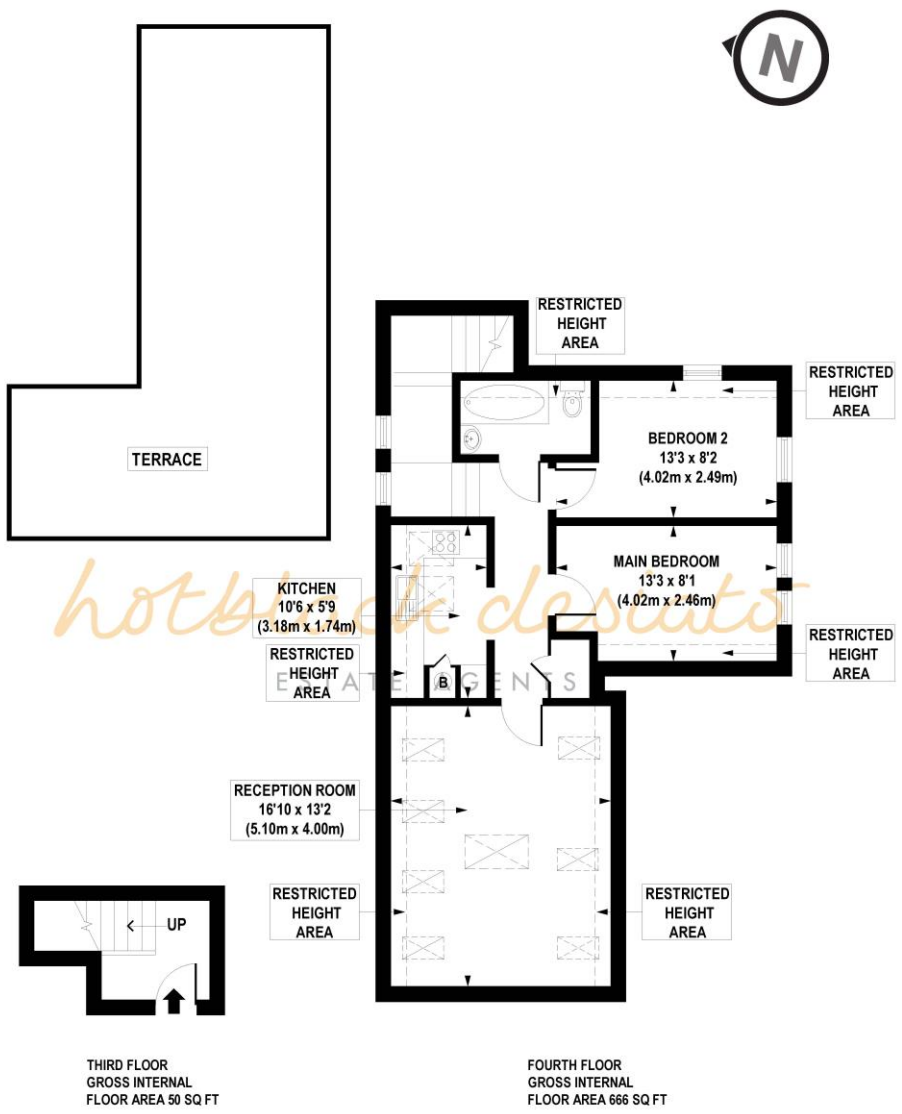
£550,000



A lovely two bedroom property located in a very central location with access to some outdoor space.

- Top floor
- Two bedrooms
- Living room
- Separate kitchen
- Un-demised roof terrace
- Leasehold (106 Years Remaining)
- Service Charge: Approx £1,400 p/a
- Ground Rent: Peppercorn
- Council Tax: £1,593 (Band C)
- Approx. Sq Ft: 695 sq ft
- Rental Estimate: £ TBC



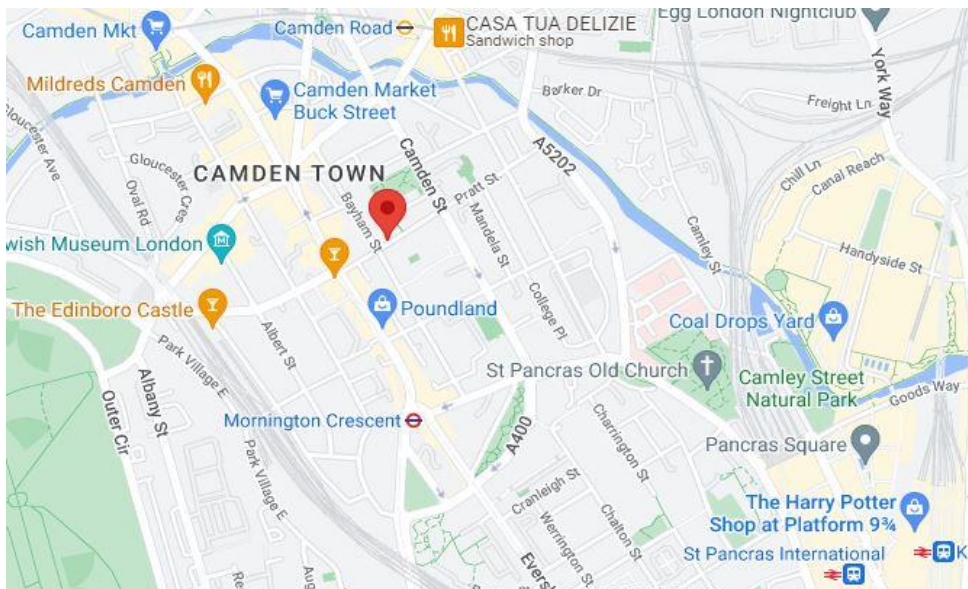


**APPROX. GROSS INTERNAL FLOOR AREA 716 sq. ft / 66.53 sq. m (Including Restricted Height Area)**  
**APPROX. GROSS INTERNAL FLOOR AREA 645 sq. ft / 59.95 sq. m (Excluding Restricted Height Area)**

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.

## INSIDER'S GUIDE - a perspective from the present owner

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72   c	73   c
55-68	D		
39-54	E		
21-38	F		
1-20	G		



## TRANSPORT LINKS

Camden Town (Northern line) is a few minutes walk away.

Camden Road (North London Line) is approximately 10 minutes walk away.

St Pancras International and Kings Cross Mainline & underground is less than 1 mile away.

There are numerous bus routes close by, giving access to Central London and The City.

**Islington Office**  
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- 1) these sales particulars do not constitute any part of an offer of contract, and are for the guidance of prospective purchasers only and should not be relied on as statements of fact, and
- 2) no representations are made in these particulars as to the property or as to whether any service or facilities are in good working order, and 3) all measurements are approximate.