

hotblack desiato

ESTATE AGENTS

CAMDEN HIGH STREET, NW1 0LT

£350,000



A centrally located 1 bedroom flat in the heart of Camden Town and within easy reach of The City and West End, Kings Cross and Euston and Regent's Park, Primrose Hill and Camden Lock. The flat is in need of some TLC but is spacious and bright. The service charge includes heating and hot water costs.

- Second Floor
- Double bedroom
- Spacious living room
- All electric
- Minutes from shops and tube
- Chain Free
- Leasehold (146 Years Remaining)
- Service Charge: £1,701 p/a
- Service Charge inclusive of heating & hot water
- Ground Rent: None
- Council Tax: £1,241.19 (Band C)
- Approx. Sq Ft: 466
- Rental Estimate: £1,700 pcm



Camden High Street NW1

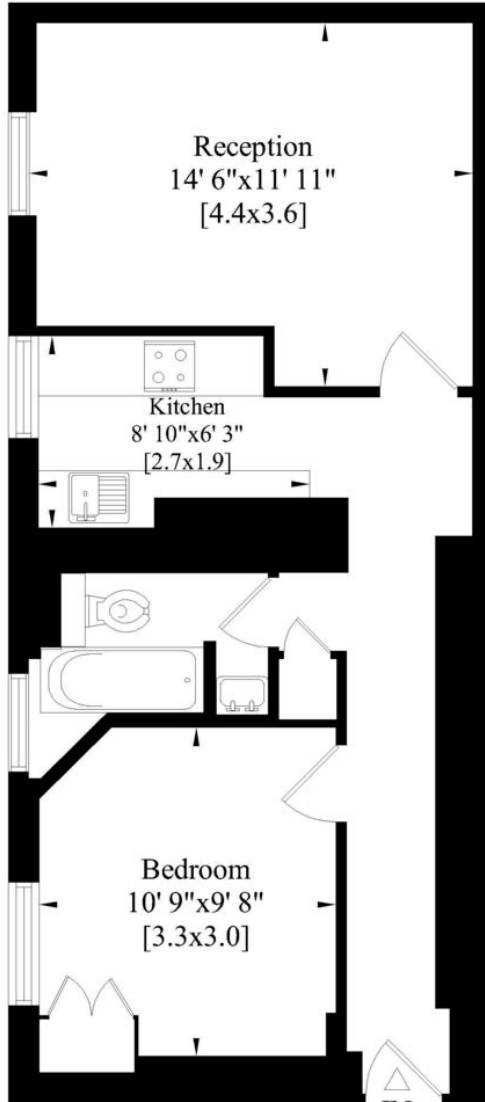
Gross Internal Area:

43 Sq. metres

466 Sq. feet



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 G	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Second Floor

Whilst every attempt has been made to ensure the accuracy of this floor plan, measurements of doors, windows and rooms are approximate. For identification purposes only. Not to scale.©

INSIDER'S GUIDE - a perspective from the present owner

Situated in the very heart of Camden Town, the best thing about this flat is its location. It is a perfect base to experience some of London's best bars, restaurants, shops and markets which are on the doorstep. Everything is within easy reach with neighbouring Kentish Town and Chalk Farm close by and it's a pleasant stroll along the canal to the chic Coal Drops Yard. We loved being able to simply walk home after a night out, rather than having to trek back on the bus or tube. It's also great to discover the hidden gems like pubs and cafes tucked away from the buzz of the high street. For green space, the calm of Regent's Park is a short walk away with Hampstead Heath and Primrose Hill all easily reachable by bus and train. The ease of getting to central London in minutes is also great, with the plentiful stream of cabs and the tube 5 minutes away. We will miss having lunch in our favourite gastro pub, The Edinboro Castle, taking a stroll back through Regent's Park and strolling along the canal to Camden market for a spot of shopping.



TRANSPORT LINKS

Camden Town station (Northern Line) is a 2 minute walk away.

Mornington Crescent station (Northern Line) is 6 minute walk away.

Camden Road station (Overground) is a 7 minute walk away.

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