

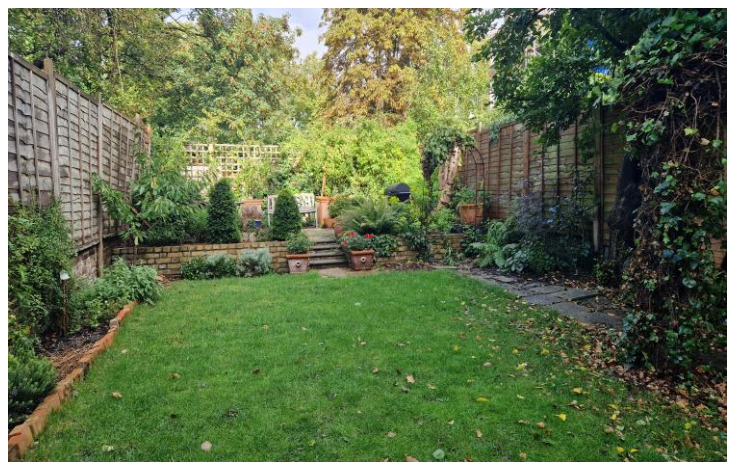


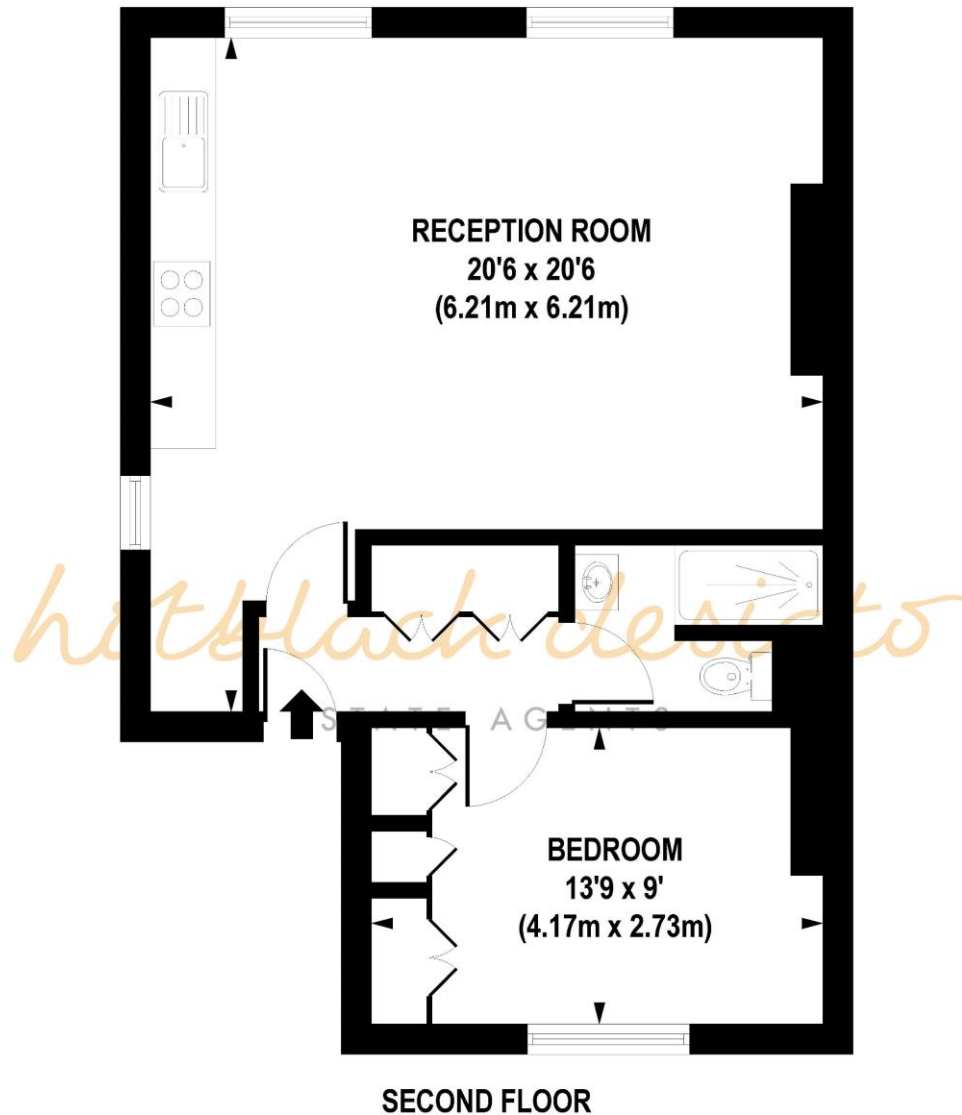
## Cantelowes Road, NW1 9XU

Asking Price: £500,000 Share of Freehold

A stunning one-bedroom flat that has been skilfully refurbished to provide contemporary, light and spacious accommodation on the top (second) floor of a converted, end of terrace, Victorian town house. The flat features excellent storage space and has shared use of the rear garden. Cantelowes Road makes up part of the quiet and coveted Camden Square Conservation Area and is convenient for access into The City and West End, within an easy walk to all modes of public transport, and close to the fashionable areas of Camden Town and Kings Cross, where you will find the high-end shops, restaurants and bars at Granary Square and Coal Drops Yard.

- Double Bedroom
- Contemporary Shower Room/WC
- Open Plan Living Room/Modern Kitchen
- Shared Rear Garden
- Share of Freehold
- Service Charge: Approx. £600 p/a + 25% of communal costs
- Council Tax: Band D - £1,900.16 p/a
- Approx. 544 Sq.Ft.
- Rental Estimate: £2,250 pcm





**APPROX. GROSS INTERNAL FLOOR AREA 544 sq. ft / 50.57 sq. m**

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.

#### **Model's Guide - The Owner's Perspective**

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.

This flat has had everything I wanted in my London home; bright natural light, a green garden, lots of storage, a quiet beautiful street, a friendly community and quaint independent shops around the corner. All of this - and only a stone's throw from the centre of London. I have never felt far from anything I wanted - Regents Park, Soho, East London....back and forth easily all over the city - and upon returning home always felt totally calm and removed in my oasis away from the bustle of London. I will miss it - but know that someone else will enjoy living there just as much.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | <b>A</b>      |         |           |
| 81-91 | <b>B</b>      |         |           |
| 69-80 | <b>C</b>      |         |           |
| 55-68 | <b>D</b>      | 61 D    | 66 D      |
| 39-54 | <b>E</b>      |         |           |
| 21-38 | <b>F</b>      |         |           |
| 1-20  | <b>G</b>      |         |           |

