



South Villas, NW1 9BS

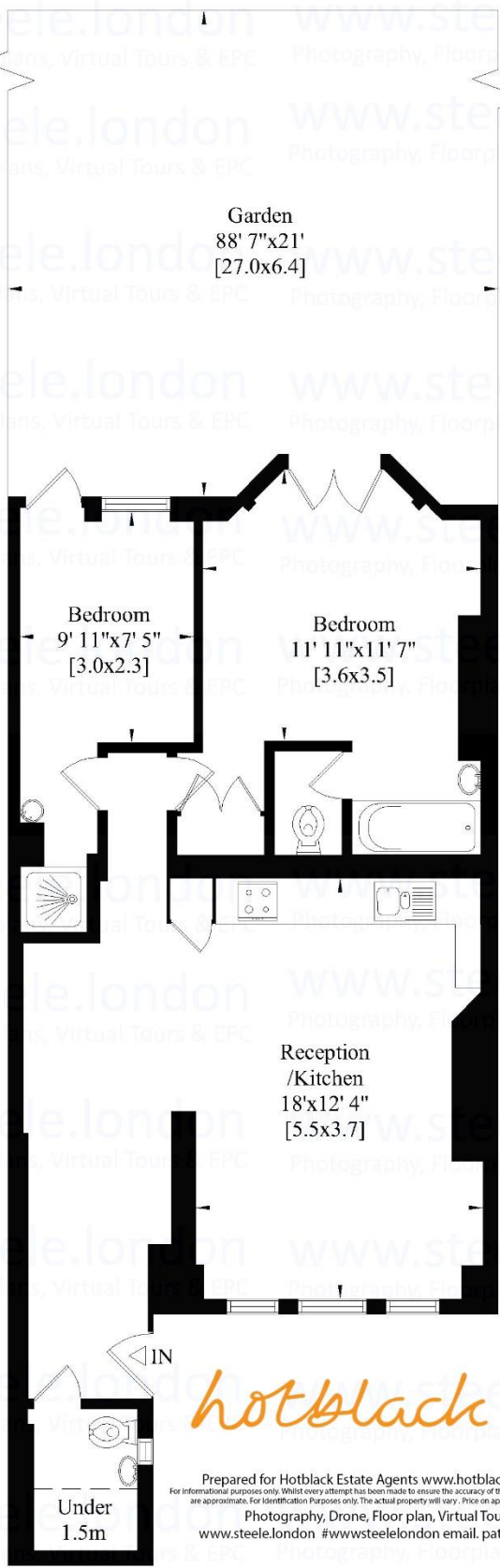
Asking Price: £700,000 Leasehold

A spacious (706 sq ft) 2 bedroom / 2 bathroom flat on the lower ground floor of a large Victorian house. The flat features a private 88 ft garden and offers excellent potential for extending, subject to obtaining the necessary consents. South Villas is quiet street within the sought after Camden Conservation area and is convenient for access into The City and West End, Camden, Kings Cross and Islington.

- Two bedrooms
- En-Suite bathroom
- En-Suite shower room (to bed 2)
- Open plan kitchen/living room
- Superb 88ft south east facing garden
- Private street entrance
- Leasehold (980 years remaining)
- Service Charge: TBC
- Ground Rent: TBC
- Council Tax: Band D - £1,689.03 p/a (Camden)
- Approx Sq Ft: 706
- Rental Estimate: £2,400 pcm



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South Villas NW1
Gross Internal Area:
66 Sq. metres
706 Sq. feet



Ground Floor

hotblack desiato

Prepared for Hotblack Estate Agents www.hotblackdesiato.co.uk #hotblackdesiatocouk
For informational purposes only. Whilst every attempt has been made to ensure the accuracy of this Lettings floor plan measurements of doors, windows, rooms & Sq. footage are approximate. For Identification Purposes only. The actual property will vary. Price on application for a 90 day licence to use this plan 026482023. Not to scale.
Photography, Drone, Floor plan, Virtual Tours, Inventory, Video & EPC's by
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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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	78	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	