



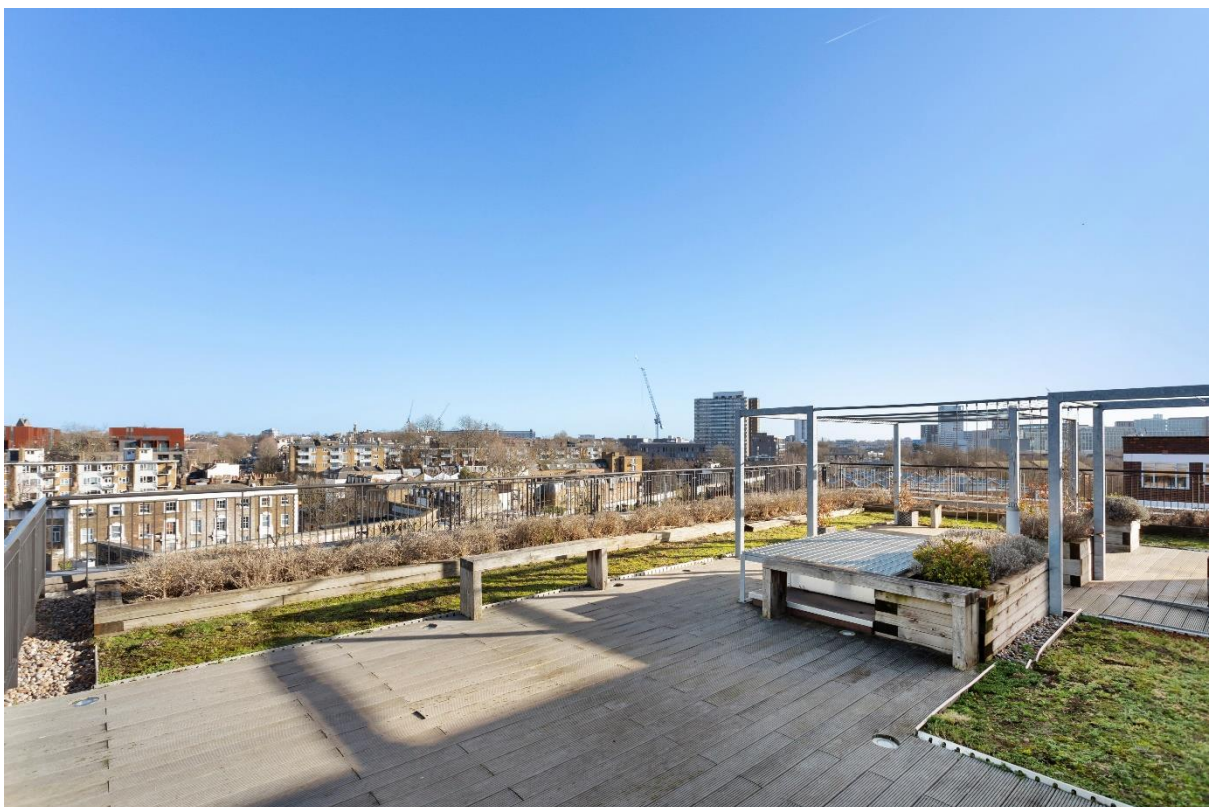
## Regents Canalside, Camden Road, NW1 9LR

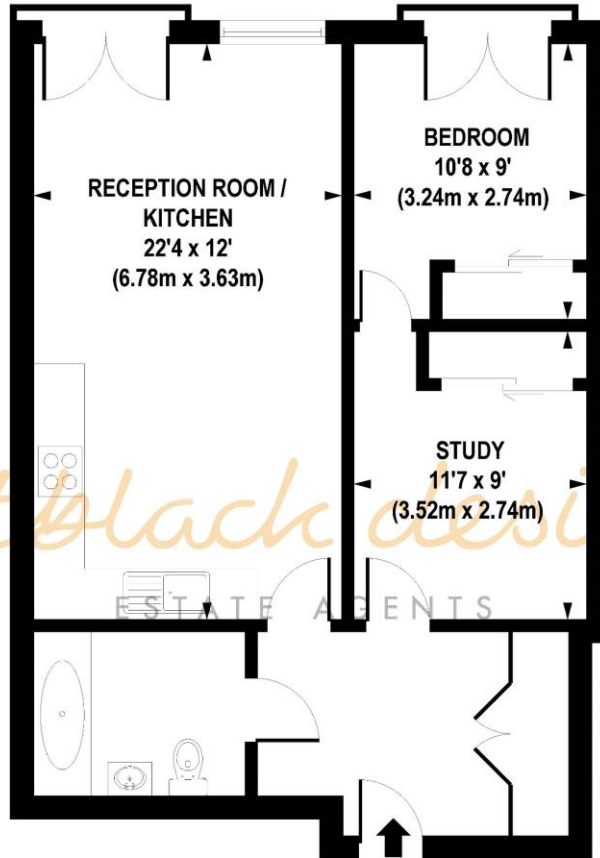
Asking Price: £475,000 Leasehold

A 1/2 bedroom apartment on the 4<sup>th</sup> floor of a 10 year old Canalside development. This circa 644 sq ft flat features a large bedroom that has been divided to also provide a study/occasional sleeping area, and a large, open plan kitchen, living, dining room. There is a secure bike store for residents and a large roof garden affording wonderful 360 degree panoramic views.

There is a concierge service (Monday to Friday).

- One bedroom
- Study
- Bathroom
- Open plan kitchen/dining/living room
- Concierge
- Lift & Bike Store
- Leasehold (approx. 115 year remaining)
- Service Charge: £3,300 p/a
- Ground Rent: £250 p/a
- Council Tax: Band E - £2,322,42 p/a (Camden)
- Approx Sq Ft: 644
- Rental Estimate: TBC





FOURTH FLOOR

**APPROX. GROSS INTERNAL FLOOR AREA 644 sq. ft / 59.9 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.

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

