



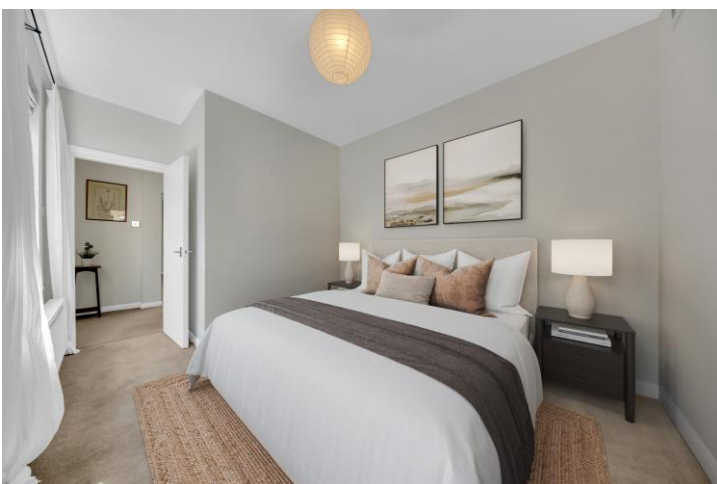
Camden Street, London, NW1 0DX

Asking Price: £500,000 Leasehold

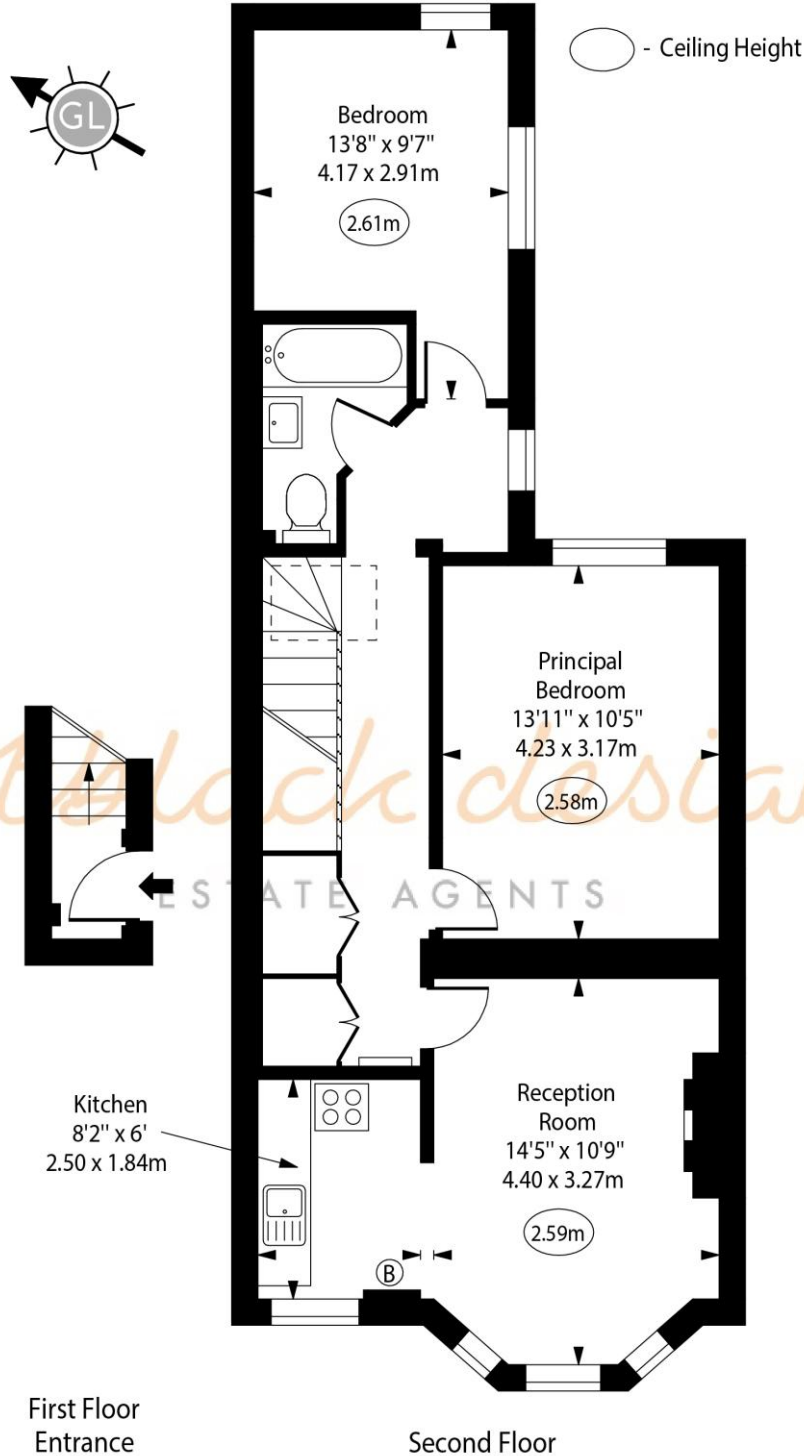
2 Double Bedrooms | Open Plan Living/Dining Room | Great Location | Chain Free

Boasting almost 700 sq ft this centrally located 2 double bedroom flat features fantastic natural light thanks to large windows, high ceilings and a skylit hallway. There is solid timber flooring in the open plan living / dining room and kitchen adding to the character and charm of this desirable home. The convenience of the location cannot be overstated. The City, West End and London Universities, including UCL and Central St Martins, are within easy reach. The flat is only a short walk from Mornington Crescent and Camden Town (Northern Line) tube stations, Camden Lock and Regents Park. The wide selection of high-end shops, restaurants, and bars at Granary Square and Coal Drops Yard, not to mention the new offices for Google and Facebook/Meta, are less than a mile away, as are Euston, Kings Cross and St Pancras International stations. Please note that one of the bedroom shots has been virtually staged. This flat is being sold, chain free.

- Leasehold 97 years Remaining
- 2 Double Bedrooms
- Open Plan Living/Dining Room
- Semi Open Plan Kitchen
- Second (Top) Floor
- Residents' On Street Parking
- EPC - C
- Approx 695 Sq Ft
- Service Charge - £1123pa
- Ground Rent £10pa
- Council Tax - Band D (£2024pa)
- Chain Free



Camden Street, NW1



Approx Gross Internal Area

695 Sq Ft - 64.56 Sq M

Every attempt has been made to ensure the accuracy of the floor plan shown. However, all measurements, fixtures, fittings, and data shown are approximate interpretations and for illustrative purposes only. Measured according to the RICS. Not To Scale.

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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.

Insider's Guide (The Owner's Perspective)

Having lived here for 12 happy years, we particularly appreciate how light, comfortable and spacious the flat feels. The front rooms get sunshine during the day, while the two genuinely good-sized bedrooms are set apart from one another, giving us plenty of flexibility over the years – whether for working from home or having guests. The open-plan living and kitchen area gives the flat a natural central space for cooking, dining and relaxing.

The location gives you the best of London, with Camden's restaurants, cafés, and shops on the doorstep and Regent's Park being just a short walk away, as well as excellent rail connections and Eurostar services to Paris and beyond. For us, one of the real advantages of living here has been having such a comfortable home in a location that gives us the freedom to make the most of the city, whether commuting, meeting friends or travelling further afield.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Energy efficiency chart

