



Harmood Grove, London, NW1 8DH

Asking Price: £635,000 Leasehold

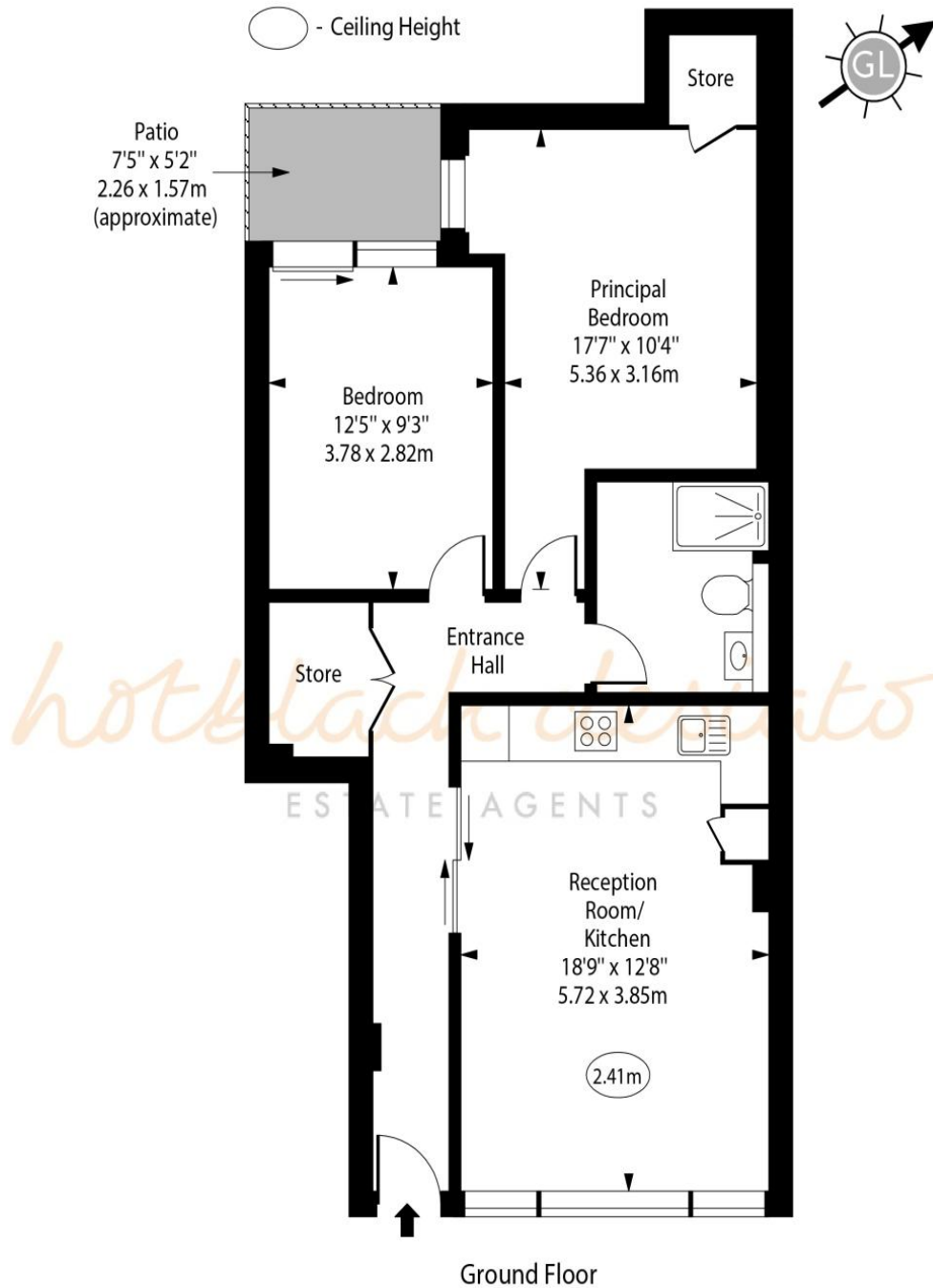
2 Double Bedrooms | Open Plan Living Room and Kitchen | Private Patio

A stunning, new 2-bedroom apartment offering a high-end finish and the latest to be completed within this highly desirable boutique development. This small and stylish block is set behind a secure, gated entrance within impressive, landscaped courtyard which has been skilfully designed using natural stone, Corten steel and planted bamboo. It includes a bike store, cleverly concealed behind an interwoven, willow reed screen. Harmood Grove is a hidden gem. An oasis of calm and quiet in the heart of Camden. Only minutes from Camden Lock and tube station but hidden from the Camden crowds. The nearby towpath leads directly into Regents Park and Primrose Hill to the West and to Kings Cross, Granary Square and Angel to the East. The flat is being sold chain free.

- New 125 Year Lease
- Contemporary Bathroom
- Ground rent £250 pa
- New Build Apartment
- Patio
- Council Tax Band TBC
- Ground Floor
- Spacious Built-In Utility Area
- Fantastic, Quiet Location
- Beautiful, Fitted Kitchen
- Service charge £2,556 pa
- Bike Store



Harmood Grove, NW1



Approx Gross Internal Area 724 Sq Ft - 67.26 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.

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

