



Rochester Square, NW1 9SA

Asking Price: £695,000 Leasehold

2 Bedrooms | Open Plan Kitchen / Dining Room | Sought After Location

A fabulous 2-double bedroom upper maisonette featuring approximately 980 Sq ft (91 Sq mtrs) of living space and its own private street entrance. High ceilings and large windows allow for excellent natural light. Rochester Square is a quiet and attractive street of semi-detached and terraced Victorian housing. It makes up part of the Camden Square Conservation Area and is within the catchment for Camden School For Girls and only a short walk from all modes of public transport.

- Leasehold 145 Years Remaining
- 2 Double Bedrooms
- Spacious Bathroom
- Large Kitchen/Dining Room
- Semi Detached
- Permit Parking Available
- Council Tax – Band D
- EPC - C





GROSS INTERNAL AREA (GIA)
The footprint of the property
91.2 sq m / 981 sq ft

TOTAL STORAGE SPACE
Storage and wardrobe total area
2.8 sq m / 30 sq ft

EXTERNAL FEATURES
Garden, Balcony, Terrace, Verandah etc.
0.0 sq m / 0.0 sq ft

RESTRICTED HEAD HEIGHT
Limited use area under 1.5m
0.0 sq m / 0.0 sq ft

Disclaimer : Floorplan measurements are approximate and are for illustrative purposes only.
While we do not doubt the floorplan accuracy and completeness, you or your advisors should
conduct a careful, independent investigation of the property in respect of monetary valuation.

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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 (A perspective from the Owner)

Rochester Square, as well as being a very quiet and pretty part of Camden Town has a very welcoming community. It is family friendly with Rochester Square closed to traffic one Sunday in the month for children to play safely, plus wonderful pottery exhibitions and workshops, chickens, rabbits and organic gardening being just some of the activities available in the Square. Neighbours keep in touch via a WhatsApp Group. It has been a joy to be part of this community.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

