MERRIVALE, CAMDEN STREET NW1
OFFERS IN EXCESS OF
£250,000 LEASEHOLD

Offering for sale a studio flat , set on the first floor of a purpose-built building, located in NW1.









Camden Street runs parallel with Camden High Street, nearest tube stations being Monrington Crescent & Camden Town (both Northern line) and close to local bus services, shops, cafes, Camden Lock and Camden market alongside the Regents Canal.

The flat comprises a studio room with direct access to a balcony, access from the studio room to a kitchen and a windowed bathroom.

TENURE: **125 Years Lease from 7th July 2003**

GROUND RENT: **£10p.a**

SERVICE CHARGE: To be advised

Parking: To be advised

Utilities: To be advised

Broadband and Data Coverage. Ultrafast Broadband services are available via Openreach, Virgin Media, Community Fibre.

Construction Type: To be advised

Heating: To be advised

Noteable Lease Covenants & Restrictions: Not to use the Flat for any purpose whatsoever other than as a private residential flat. No animal, bird, reptile or insect shall be kept in the Flat without the written permission of the Freeholder. To keep the floors covered with carpet except the kitchen and bathroom which should be properly and suitable covered to avoid the transmission of noise.

Council Tax: London Borough of Camden - Council Tax Band: B (£1,716.65 for 2026/27).







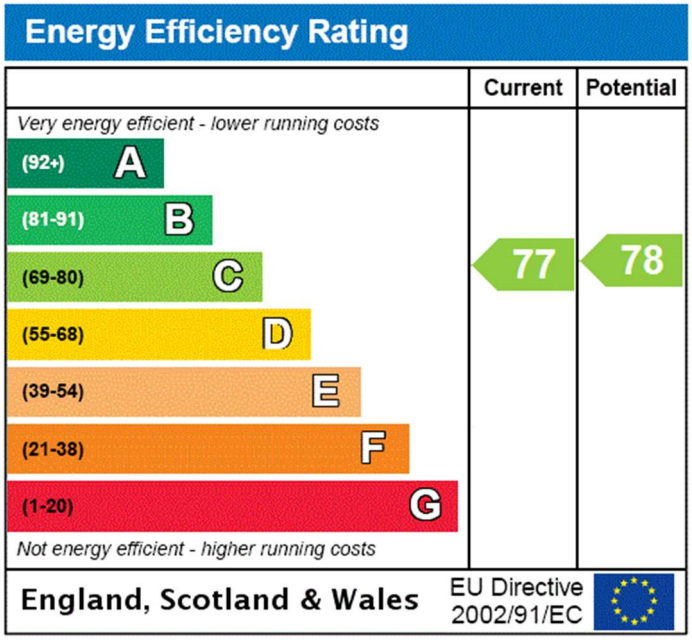





DANGER
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Whilst every attempt has been made in good faith to ensure the accuracy of these details, all data shown including the floorplan, are an interpretation for illustrative purposes only and should be used as a general outline for guidance only and is/are not to scale. Any areas, measurements or distances quoted are approximate and should not be relied upon to value a property or be the basis of any sale or let. Any intending purchaser should satisfy themselves by inspection, searches, enquires and full survey as to the correctness of each statement contained within these particulars and are not to be relied upon as a statement or representation of fact. No responsibility is taken for any error, omission, mis-statement or use of data shown. Please note the floor plan has been carried out by an independent company.

The agent has not tested any apparatus, equipment, fixtures & fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. These details may depict items that are not for sale or included in the sale of the property. Please note that we have not checked the situation with regards to planning consents, building regulation consents and any other relevant consent relating to this property, therefore any interested applicant should carry out their own enquiries with the appropriate parties and/or authorities. These particulars do not form part of any contract and all properties are offered subject to contract. Buyers are advised that we have not read the full terms and conditions of the lease and buyers are advised to request their solicitors' to approve the lease at an early stage of the transaction.

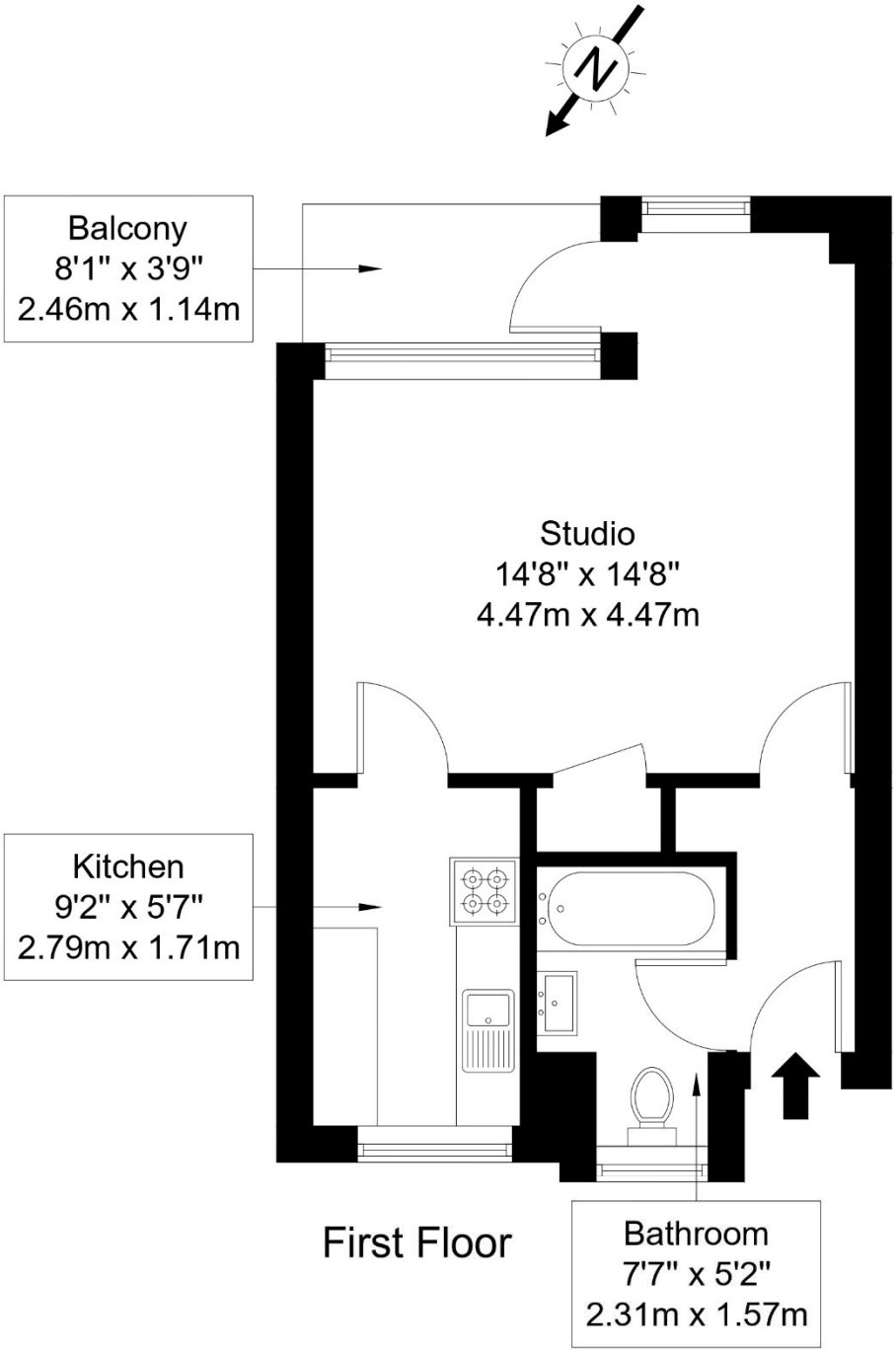


Camden Street, NW1 0LH

Approx Gross Internal Area = 29.1 sq m / 313 sq ft

Balcony = 2.8 sq m / 30 sq ft

Total = 31.9 sq m / 343 sq ft



First Floor

Ref :

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The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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