ABINGDON CLOSE, CAMDEN SQUARE, NW1
OFFERS IN EXCESS OF
£900,000 FREEHOLD

We are deighted to offer for sale a four bedroom two storey modern end-of-terrace house, set on Abingdon Close, set back from Camden Square.









The property is located on Abingdon Close its nearest tube stations being Camden Town & Kentish Town (both Northern Line) and Caledonian Road (Piccadilly line) and close to Camden Road overground station, Kentish Town Thameslink, local bus services and shops. Bus services are served from Camden Road for the central Camden Town area, for its attractions including Camden Market alongside The Regents Canal. The Kings Cross area is a bus ride away from York Way, for its amenities including Kings Cross rail stations, St Pancras Eurostar services, the Regents canal, Granary Square & the shops and restaurants of Coal Drops Yard.

The property comprises two reception rooms (rear reception room with access to the rear garden), a kitchen and a cloakroom all on the ground floor, with stairs then leading up to the first floor, where the landing has a step up. On this floor there are four bedrooms and a bathroom. The property has a further entrance to the front of the house and pedestrian rear access from the rear garden.

SERVICE CHARGE:	£417.16 - year ending 31.03.25 – for various communal charges
Parking:	We have been advised by the owners a residents parking permit can possibly be acquired from the council. Please make your own enquiries.
Utilities:	The property is serviced by mains water, electricity, gas and sewage
Broadband and Data Coverage	Ultrafast Broadband services are available via Openreach, Virgin Media, Community Fibre, Hyperoptic, with a good level of mobile phone coverage depending on your service provider
Construction Type:	To be confirmed
Heating:	Gas

Council Tax: London Borough of Camden - Council Tax Band: F (£3,188.06 for 2026/27).





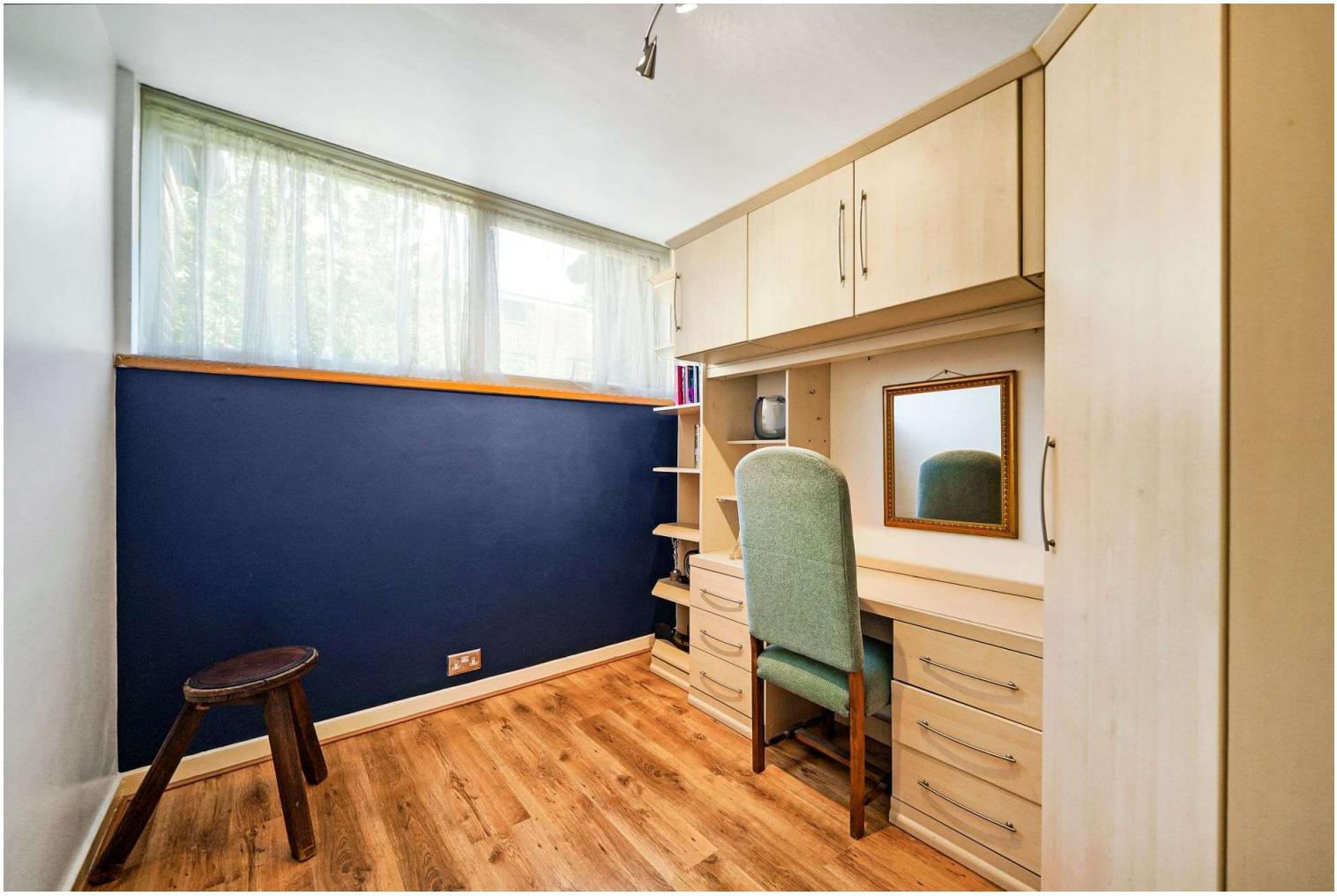












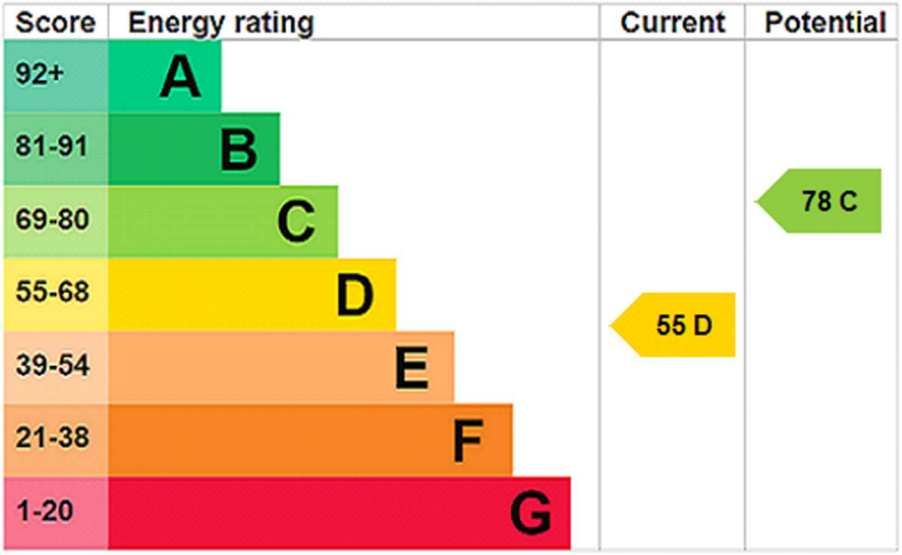






Whilst every attempt has been made in good faith to ensure the accuracy of these details, all data shown including the floorplan, are an interpretation for illustrative purposes only and should be used as a general outline for guidance only and is/are not to scale. Any areas, measurements or distances 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.

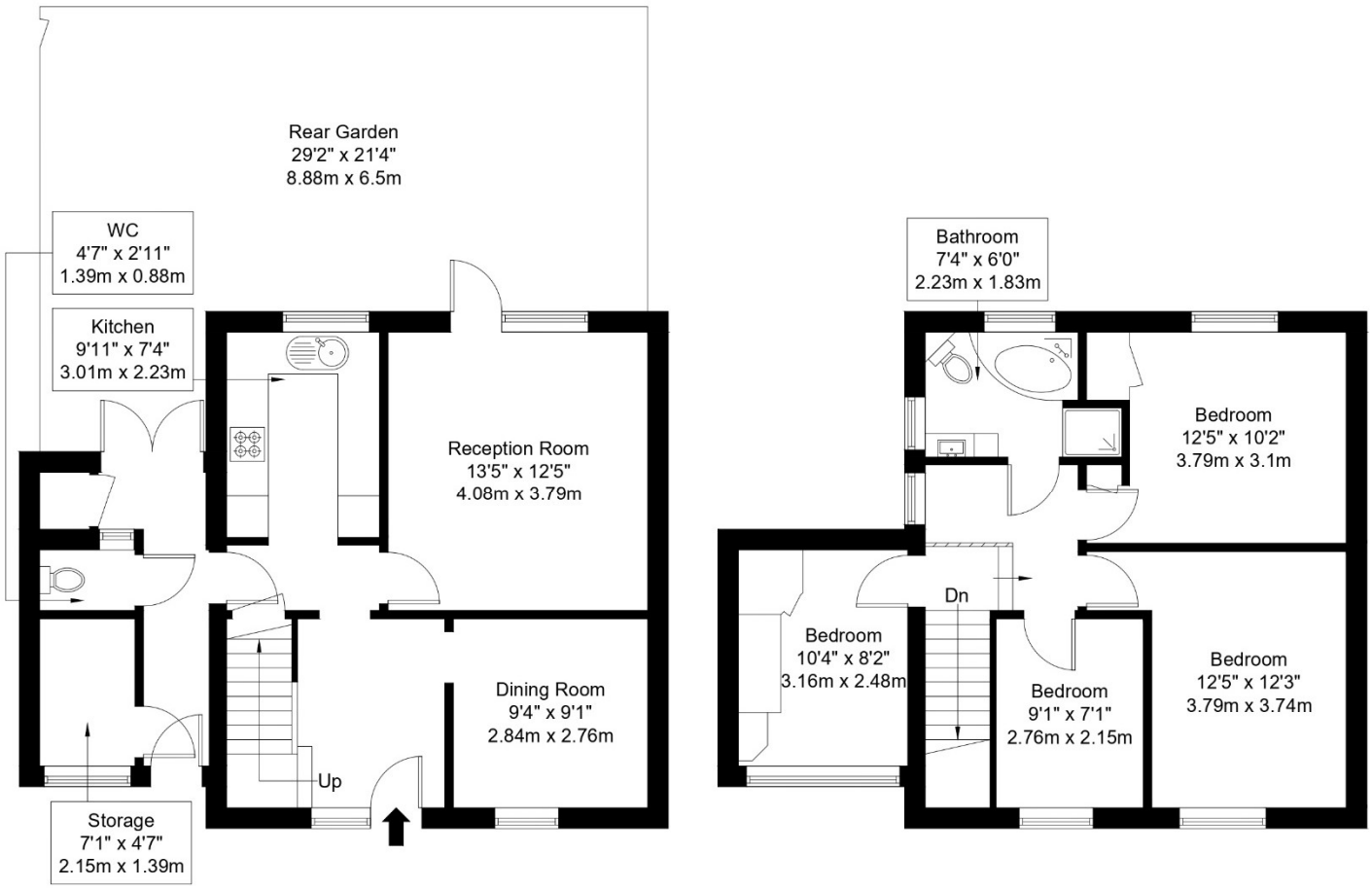


Abingdon Close, NW1 9UU

Approx Gross Internal Area = 106 sq m / 1141 sq ft

Rear Garden = 44.5 sq m / 479 sq ft

Total = 174.5 sq m / 1620 sq ft



Ground Floor

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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