

**CAMDEN SQUARE, NW1
OFFERS IN EXCESS OF
£500,000 LEASEHOLD**

**A spacious one bedroom flat, set on the first floor
of a substantial period semi-detached building,
located on Camden Square.**





The property is located on Camden Square, nearest tube stations being Camden Town & Kentish Town (both Northern Line) and close to Camden Road overground station, good 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 property is circa. one mile from the Kings Cross area giving access to Kings Cross underground/overground stations, St. Pancras International/Eurostar services, the Regents Canal, Granary Square and the shops and restaurants of Coal Drop Yard.

This well-proportioned flat comprises a reception room with a bay looking onto Camden Square, a kitchen, a utility/cloakroom, a double bedroom & a windowed bathroom.

An internal viewing is highly recommended.

****PLEASE NOTE THE PHOTOS IN THIS BROCHURE WERE TAKEN IN MAY 2023****

TENURE:	125 Years Lease from 24th June 2006
GROUND RENT:	To be confirmed
SERVICE CHARGE:	We have been advised by the family the flat owner pays 25% of any common charge – Unverified

Council Tax: London Borough of Camden - Council Tax Band: D (£1,900.16 for 2023/24)



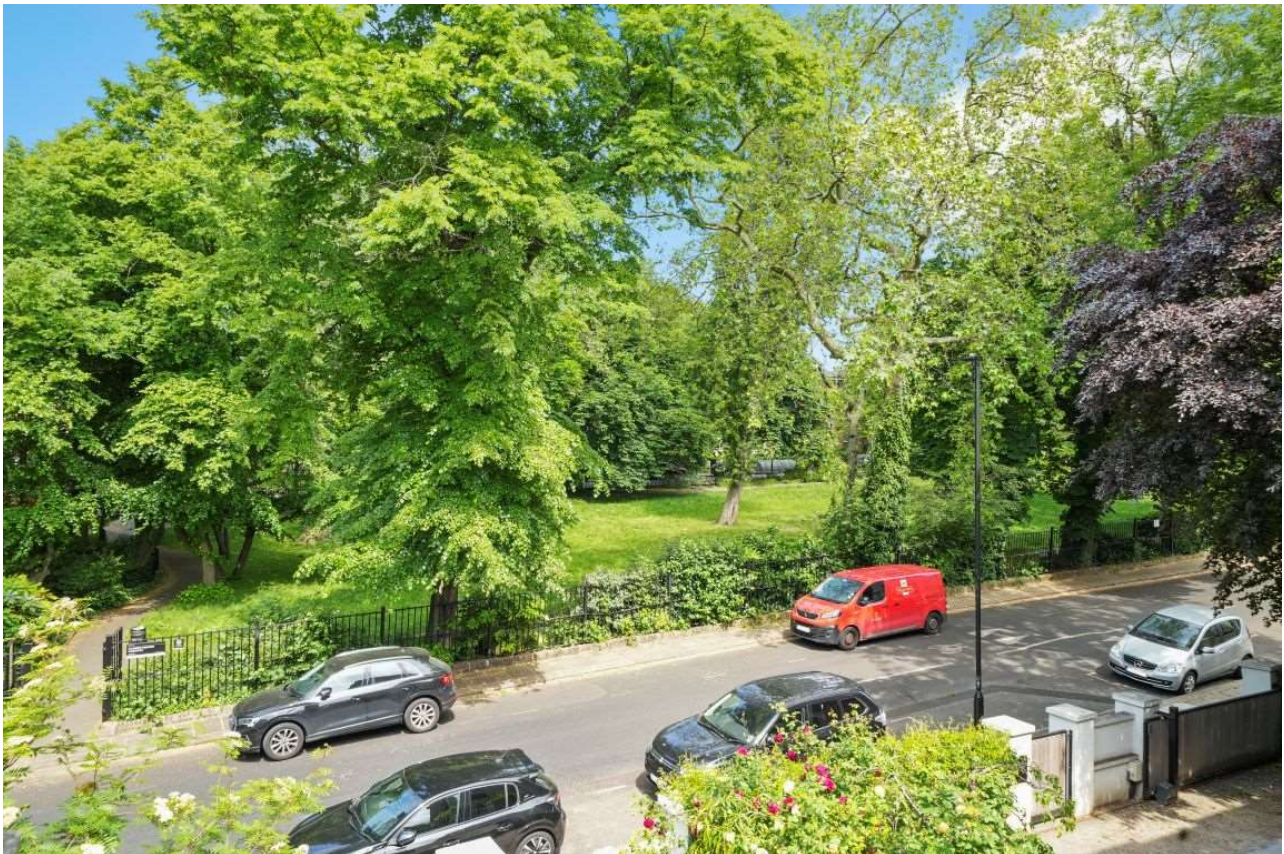








A view from reception room window



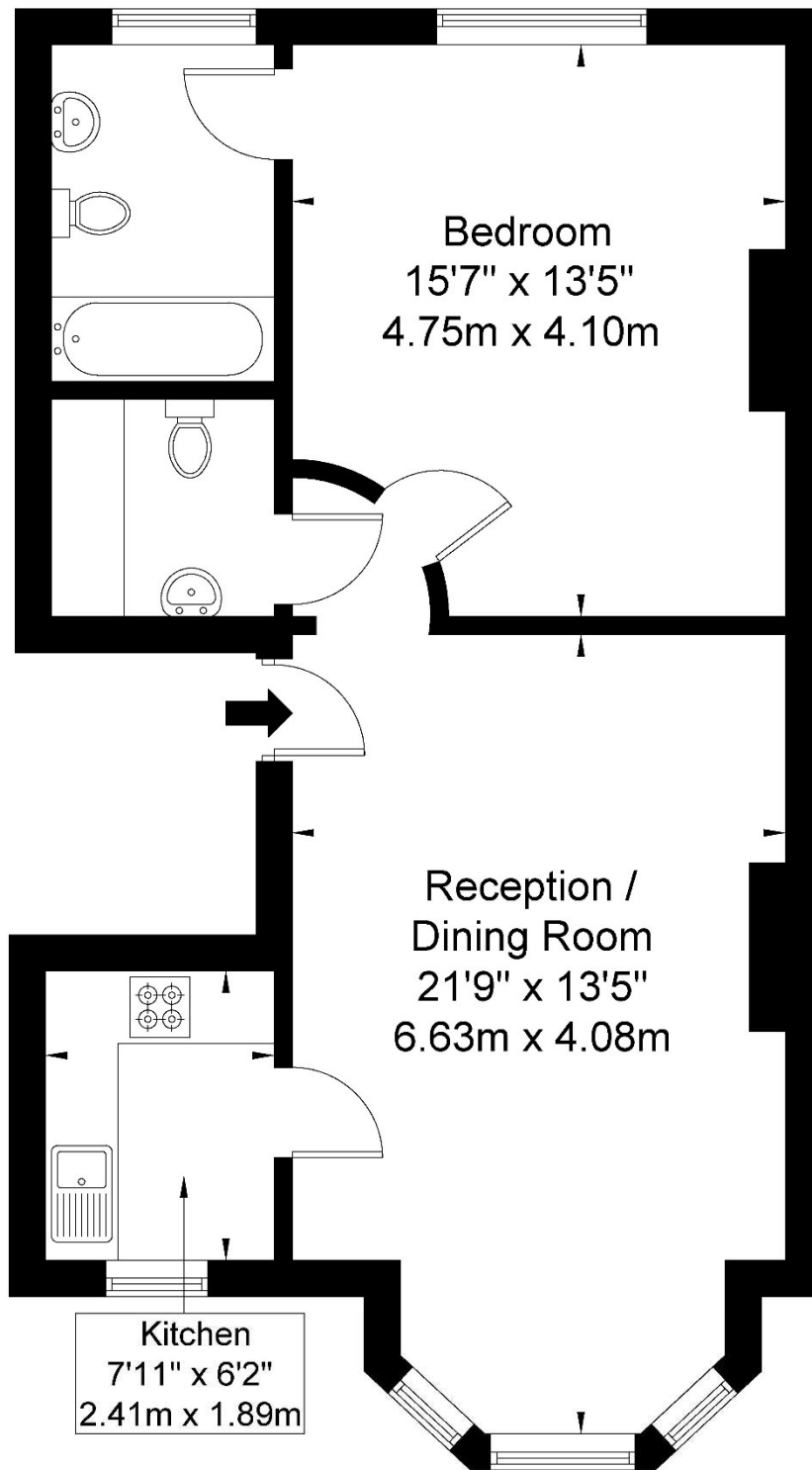
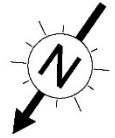
Whilst every attempt has been made in good faith to ensure the accuracy of these details, all data shown including the floorplan, are an interpretation for illustrative purposes only and should be used as a general outline for guidance only and is/are not to scale. Any areas, measurements or distances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

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C	70	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

Camden Square NW1 9XA

Approx Gross Internal Area = 59.3 sq m / 638 sq ft



First Floor

Ref

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PLAN**

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. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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