

PROWSE PLACE NW1
£1,000,000 FREEHOLD

Offering for sale a delightful chain-free, two bedroom, two storey, end-of-terrace period house with a contemporary interior.





Tucked away on a pretty cobbled street within the Jeffrey's Street Conservation Area, the house boasts a private patio garden.

Prowse Place is a very desirable, quiet corner of Camden Town that is light on traffic, but not far from the buzz of Camden's famous market. Camden Town Underground station is a seven minute walk and Camden Road Overground station is less than a five minute walk away.

The house is chain-free and comprises a spacious reception room, leading directly to a long galley kitchen, with access to the south-westerly facing rear patio. On the upper floor there are two bedrooms, a study and a bathroom.

An internal viewing is highly recommended.











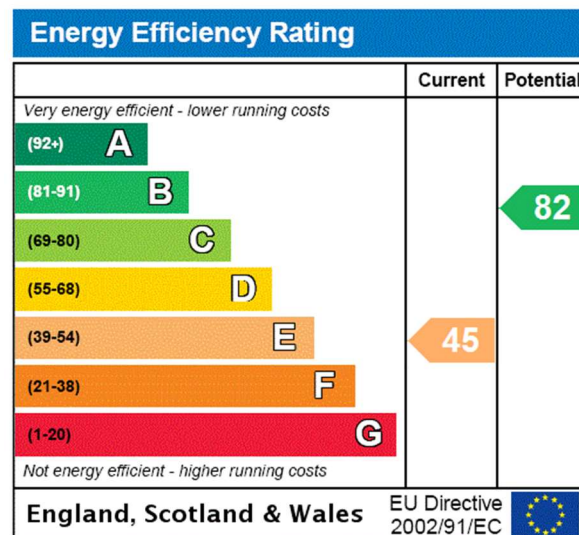


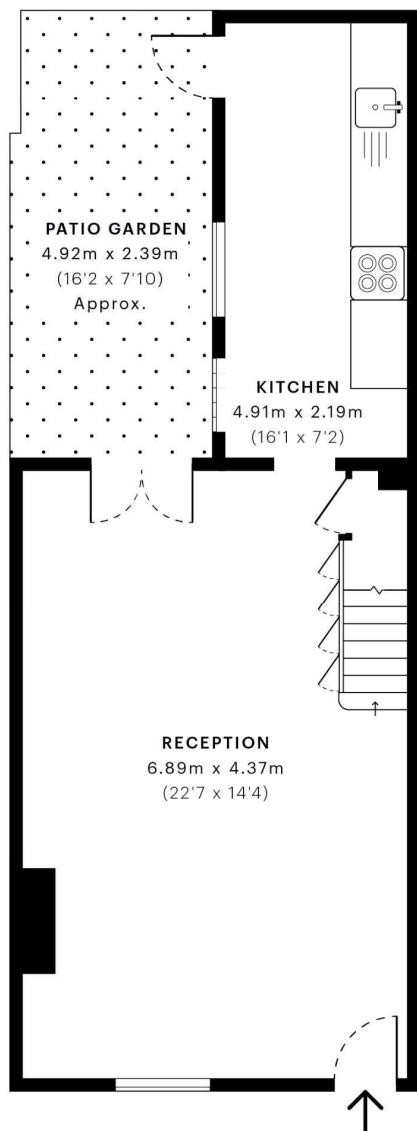




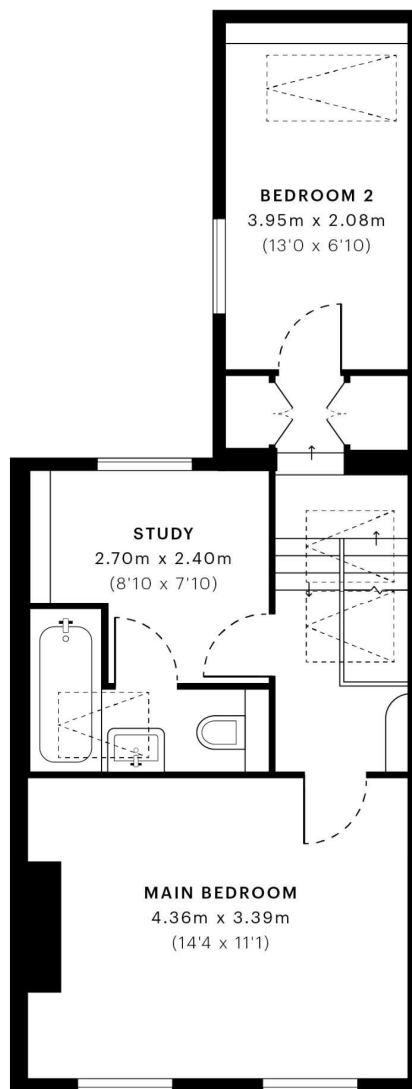
Whilst every attempt has been made in good faith to ensure the accuracy of these details, all data shown including the floorplan, are an interpretation for illustrative purposes only and should be used as a general outline for guidance only and is/are not to scale. Any areas, measurements or distances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





— Ground Floor



— First Floor



GROSS INTERNAL AREA (GIA)
The footprint of the property
80.97 sqm / 871.55 sqft



NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes washrooms, restricted head height
77.09 sqm / 829.79 sqft



EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
0.00 sqm / 0.00 sqft



RESTRICTED HEAD HEIGHT
Limited use area under 1.5 m
0.47 sqm / 5.06 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 79.53 sqm / 856.05 sqft
IPMS 3C RESIDENTIAL 77.42 sqm / 833.34 sqft

SPEC ID 623c665e8e88390dc5d75725