

**BURMARSH, MARSDEN STREET NW5
£375,000 LEASEHOLD**

A spacious two bedroom flat set on an upper floor of a purpose built building, with a lift, in Marsden Street, NW5.





The property is set along Marsden Street, which is located off Malden Road, nearest tube station being Chalk Farm (Northern line) and close to overground stations including Kentish Town West and Kentish Town Thameslink. The property is also set close to local shops, bus services and not too far to Camden Town including Camden Lock and Camden market alongside The Regents Canal, Primrose Hill & Belsize Park.

This bright chain free flat, which has its entrance off the communal hallway on the floor above and then has stairs down to the flat itself, offers well proportioned living accommodation and has good storage. The flat comprises a reception room (has been used as a further bedroom), a separate kitchen, two bedrooms and a bathroom.

TENURE:

125 Years Lease from 24th March 2003

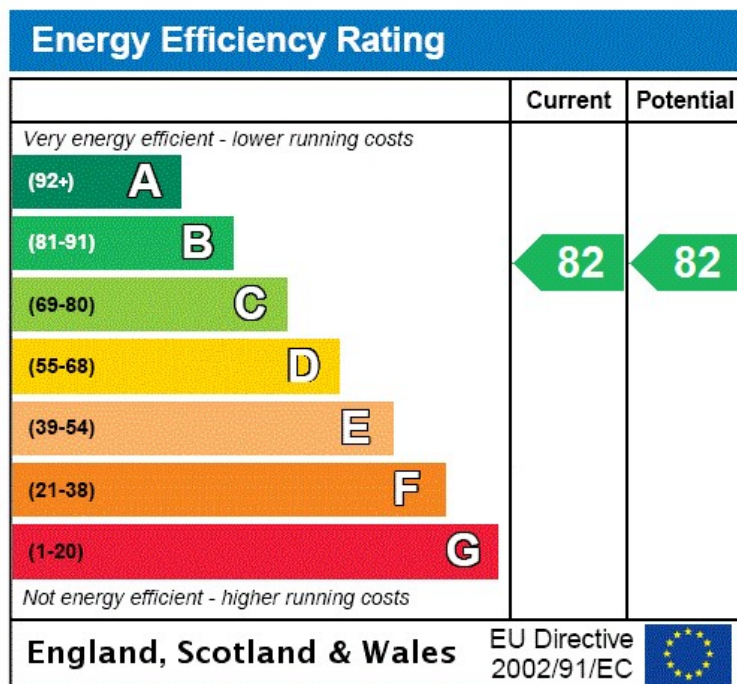


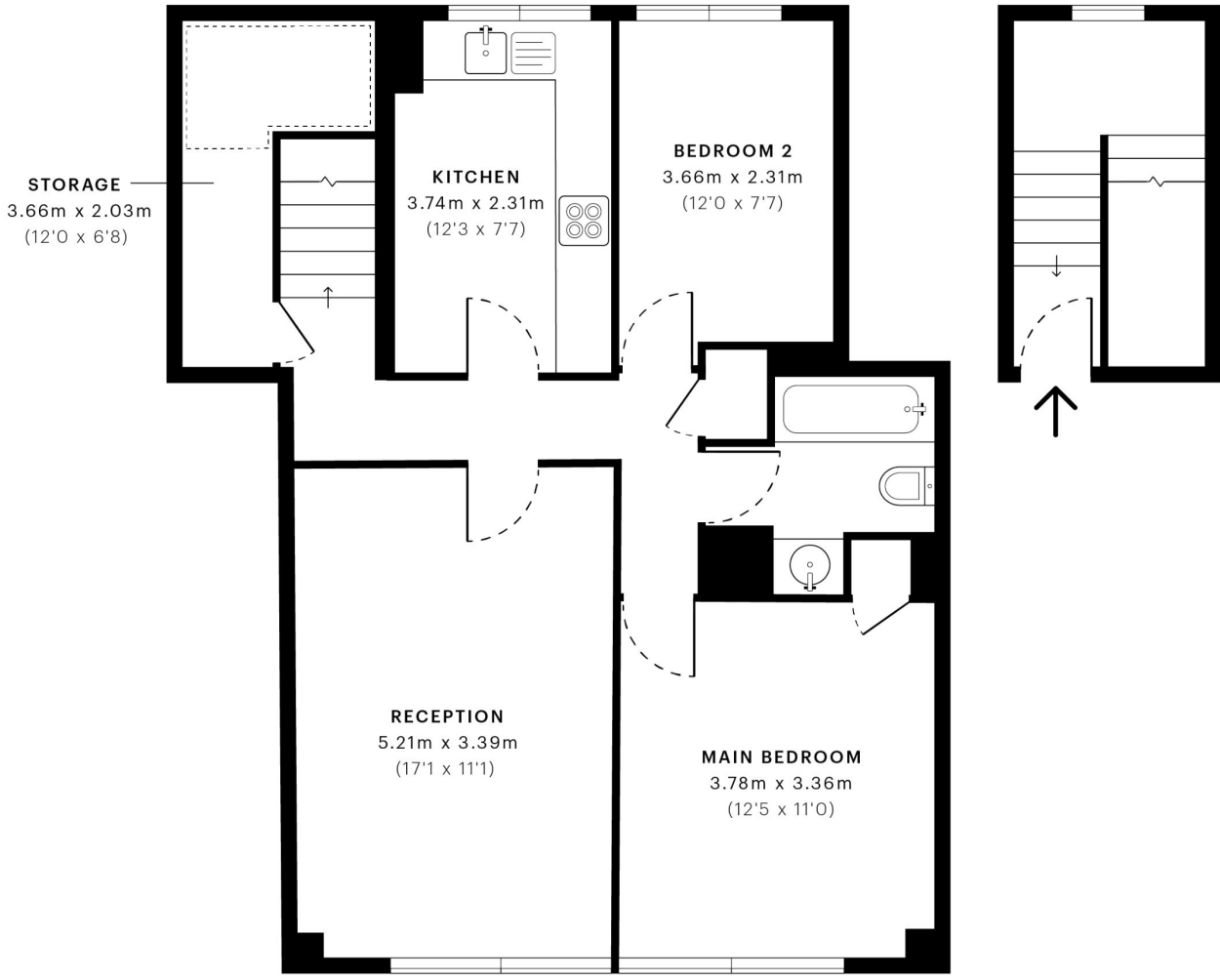




should be used as a general outline for guidance only and is/are not to scale. Any areas, measurements or distances quoted are approximate and should not be relied upon to value a property or be the basis of any sale or let. Any intending purchaser should satisfy themselves by inspection, searches, enquires 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.





— Third Floor

— Fourth Floor

GROSS INTERNAL AREA (GIA)
The footprint of the property
73.87 sqm / 795.13 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes washrooms, restricted head height
64.66 sqm / 695.99 sqft

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

RESTRICTED HEAD HEIGHT
Limited use area under 1.5 m
2.52 sqm / 27.13 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 68.92 sqm / 741.85 sqft
IPMS 3C RESIDENTIAL 65.79 sqm / 708.16 sqft

SPEC ID 60e572ec0f19a40dd8038899