

ROYAL COLLEGE STREET, NW1

£1,225,000 LEASEHOLD

A wonderful three bedroom very spacious warehouse style flat, set on the ground and lower ground floors, with its own private entrance.





The property is located along Royal College Street, nearest tube stations being Camden Town and Mornington Crescent (both Northern Line) and close to Camden Road overground station, local bus services and cycling lanes, as well as numerous amenities, shops, cafes, restaurants and pubs nearby. The property is well placed for all that Camden Town has to offer including Camden Market alongside The Regents Canal, as well as Regents Park. The Kings Cross area is not too far away 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

This flat has a private entrance on the ground floor and offers space and well-proportioned living accommodation. The property comprises an entrance area with a study/office type space, with access through to a reception area. Steps then lead down to a large reception area which gives access through to the three bedrooms. Stairs via a door to the front of the flat lead to a bathroom on a half-landing, with stairs down to the lower ground floor where there is a well-sized kitchen/breakfast room, a further bathroom and a separate w.c.

TENURE: We have been advised the flat will be sold with a 125 Years Lease, with a Ground Rent of £250 p.a, to be reviewed in 30 years.

SERVICE CHARGE: We have been advised £1400pa plus a share of the buildings insurance.

Parking: We have been advised by the owner a residents parking permit could 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, ITS Technology Group, G Network, with a good level of mobile phone coverage.

Construction Type: To be confirmed

Heating: Gas

Notable Lease Covenants & Restrictions: To be confirmed

Council Tax: London Borough of Camden – Awaiting the Council Tax Band from the council:













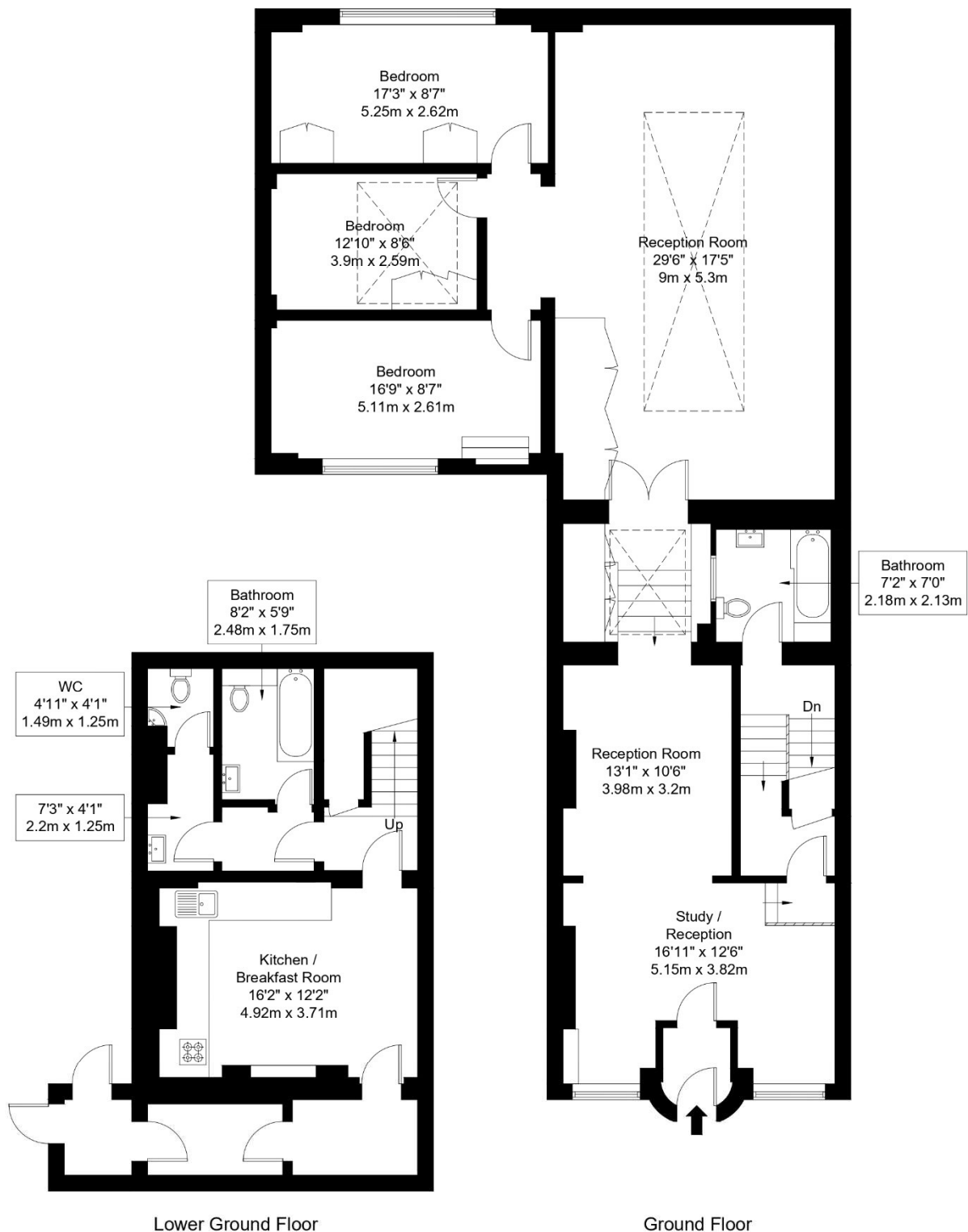
Whilst every attempt has been made in good faith to ensure the accuracy of these details, all data shown including the floorplan, are an interpretation for illustrative purposes only and should be used as a general outline for guidance only and is/are not to scale. Any areas, measurements or distances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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	80 C	82 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Royal College Street, NW1 0TA

Approx Gross Internal Area = 199.6 sq m / 2148 sq ft



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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