

# MATTHEW JAMES

Residential Sales • Lettings • Management



Flat 7 Staveley Varndell Street, London, NW1 3RL

**Asking Price £255,000**

A bright, airy first floor studio flat, excellently located close to London Euston and St Pancras International Stations and within a few minutes walk of the wide open green spaces of Regents Park. Mornington Crescent and Camden Town with its famous bustling market are a short walk to the north and there are great transport options available in close proximity, including Underground, Overground and bus route options in all directions, giving speedy access to the City, West End and beyond. Mixed tenure block.

## First Floor

Accessed via a communal entrance hallway and staircase.

## Entrance Lobby

Features include a fitted carpet and entry phone system

## Studio Room



A good sized bright studio room with a fitted carpet, double glazed casement windows to the rear of the building overlooking communal gardens, radiator, TV, telephone and media points. Opening to....

## Kitchen



Comprising of white wall and base units with stainless steel fittings and wooden worktops, incorporating a white porcelain sink and mixer tap, spaces for a washing machine and fridge, double glazed casement window to the front of the building, Vaillant Combi boiler, linoleum flooring, a pod of spotlights and radiator.

## Bathroom



A white suite with chrome fittings comprising of a panel enclosed bath with a wall mounted shower fitting and mixer tap, wall mounted wash basin, low flush WC, frosted double glazed casement window to the front of the building, built-in storage cupboard, part tiled walls, linoleum flooring and radiator.

## Exterior



Communal garden.

## Additional Information

Leasehold - 125 years from 14/09/2000

Service Charge 2025-26 - 1548.03pa

Ground Rent £10pa

Council Tax - Camden Band A

# Floor Plan

**STAVELEY**  
 APPROXIMATE GROSS INTERNAL FLOOR AREA: 264 SQ FT - 24.55 SQ M

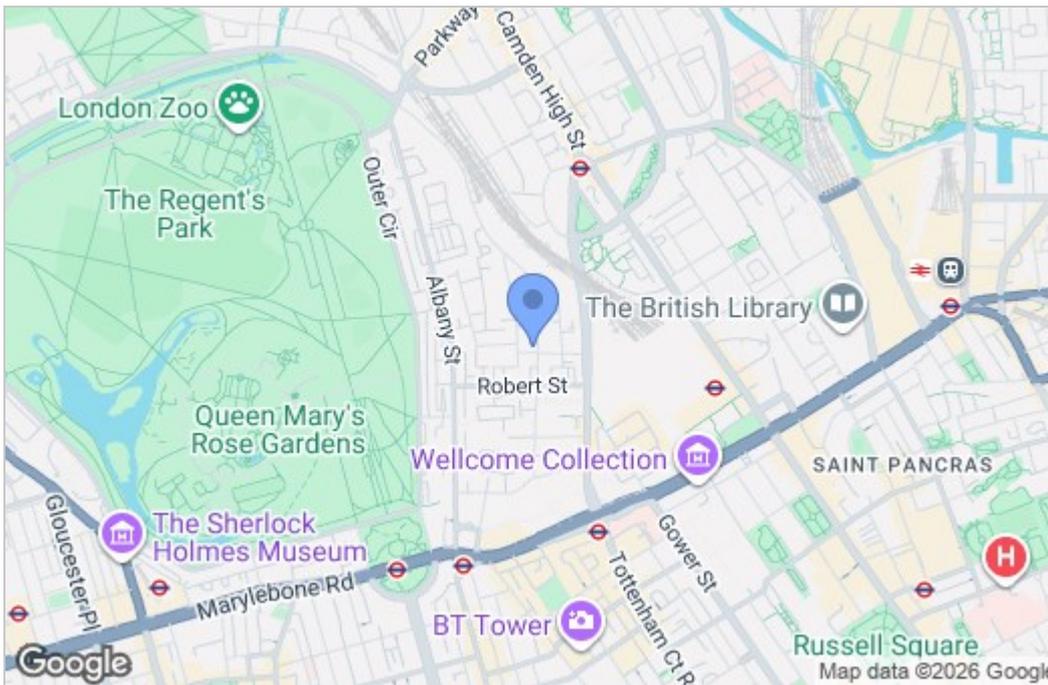


**FIRST FLOOR**

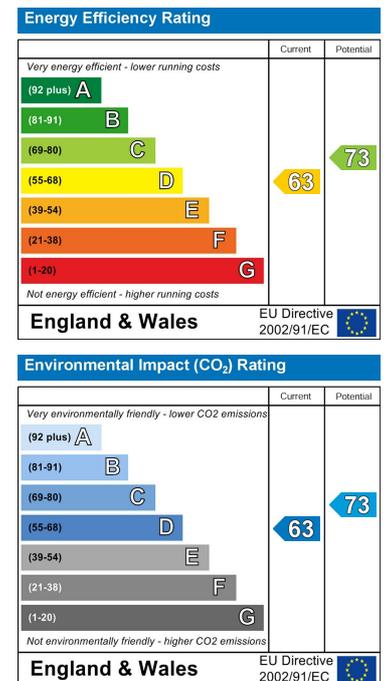
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# Area Map



# Energy Efficiency Graph



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43- 45 Fortess Road, Kentish Town, London, NW5 1AD

Tel: 020 7284 4343 Email: als@matthewjames.co.uk www.matthewjames.co.uk