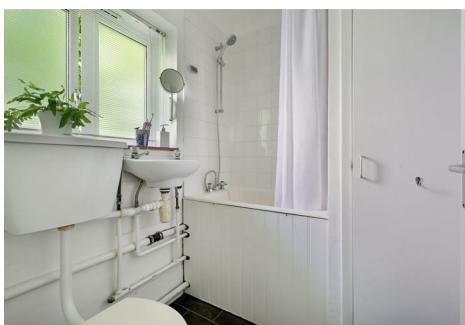


MATTHEW JAMES

Residential Sales • Lettings • Management



Flat 7 Staveley Varndell Street, London, NW1 3RL

Asking Price £269,000

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

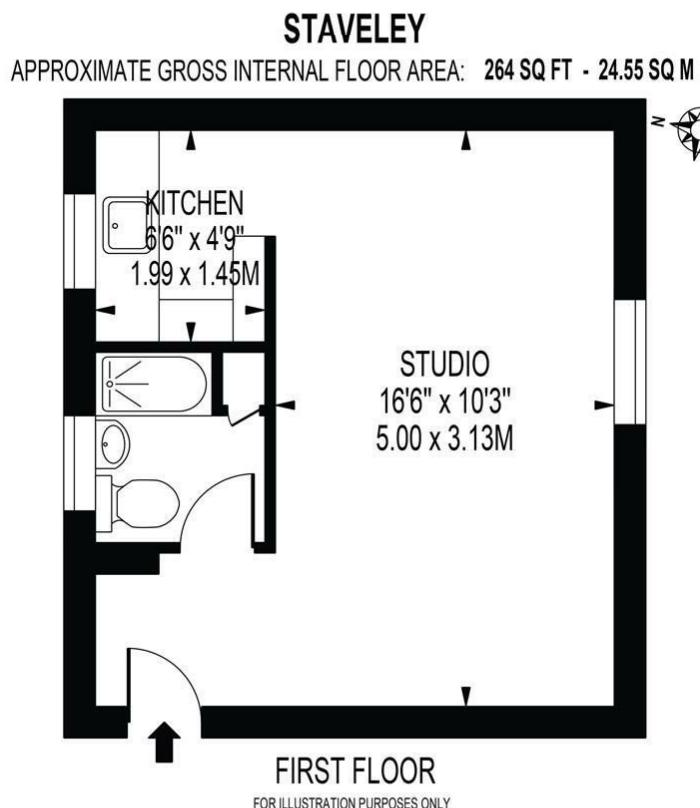
Leasehold - 125 years from 14/09/2000

Service Charge 2025-26 - 1548.03pa

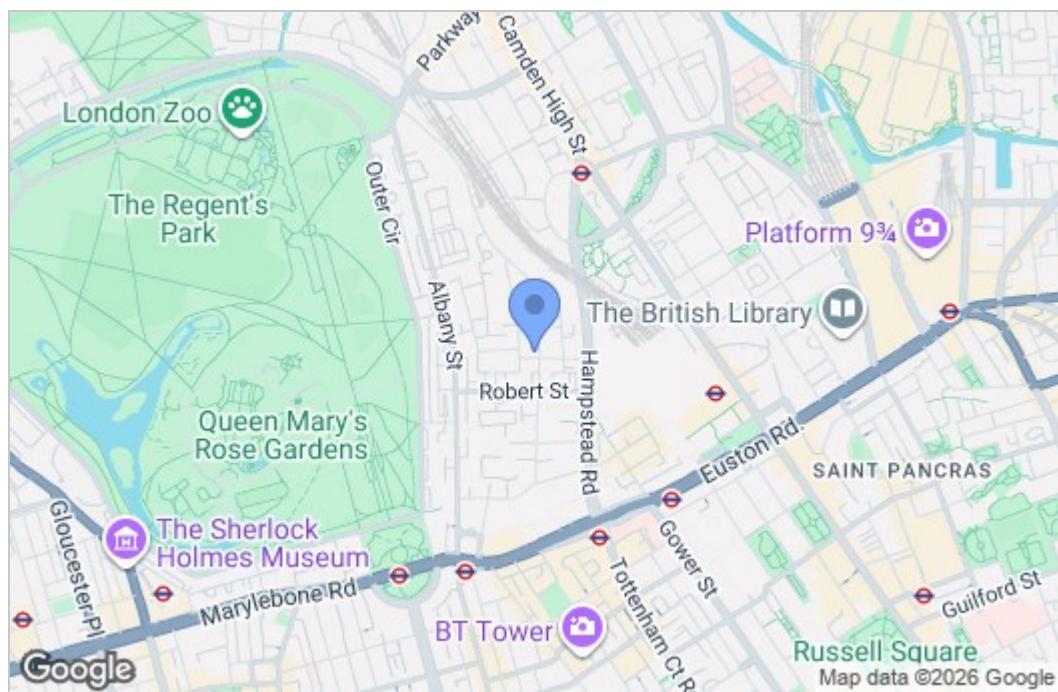
Ground Rent £10pa

Council Tax - Camden Band A

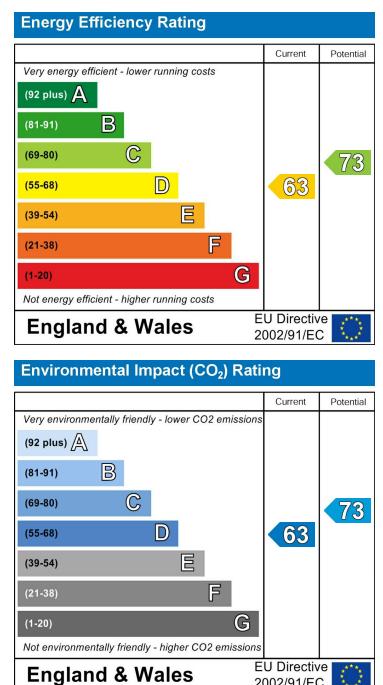
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.