

MATTHEW JAMES

Residential Sales • Lettings • Management



Plender Street, Camden Town, NW1 0HA

Asking Price £550,000

A three bedroom flat arranged over the top two (second and third) floors of a low rise purpose built block. The property offers over 900 Sq.Ft. (88 Sq.M.) of internal floor space with a generous living room, kitchen breakfast room, three bedrooms, bathroom/w.c. and guest cloakroom. Further benefits include communal heating and hot water, the cost of which is included in the service charge, double glazing throughout and laminated wood flooring.

Located well for transport hubs including Kings Cross and St Pancras International and within easy access of Central and the West End of London as well as within walking distance of the independent shops, eateries and bars of Camden Town with its popular market and lock with the wide open green spaces of Regents Park to the West. Offered Chain Free.

Secure Entrance
Stairs up to.....

Second Floor
Entrance Hall



Entry phone

Living Room



A bright generously sized room with Juliet balcony.

Kitchen Breakfast Room



Providing ample space for a breakfast table with a selection of fitted wall and base units and finished in ceramic splash back wall tiling. Plumbed for washer/dryer, and space for a gas oven and tall freestanding fridge freezer.

Guest Cloakroom
Wash hand basin and W.C.

Third (Top) Floor Landing



Fitted airing cupboard.

Bathroom / W.C.



A white suite comprising of a panel enclosed bath with wall mounted adjustable shower, pedestal wash hand basin and W.C. Finished in ceramic wall and floor tiles.

Bedroom One



Fitted wardrobe.

Bedroom Two



Fitted wardrobe.

Bedroom Three



Fitted wardrobe.

Communal Gardens



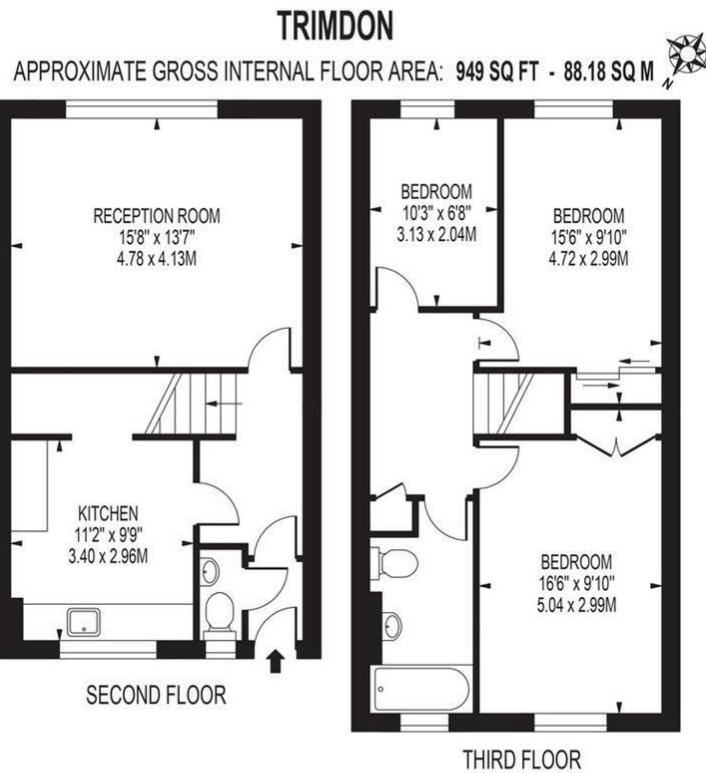
This well maintained communal gardens offers a secure children's play area, planted beds and mature trees.

Additional Information



Lease Length - 88 Years Remaining
Service Charge £4000 Per Annum. INCLUDING THE COST OF HEATING AND HOT WATER
Ground Rent £10 Per Annum
Camden Council Tax Band D
Chain Free

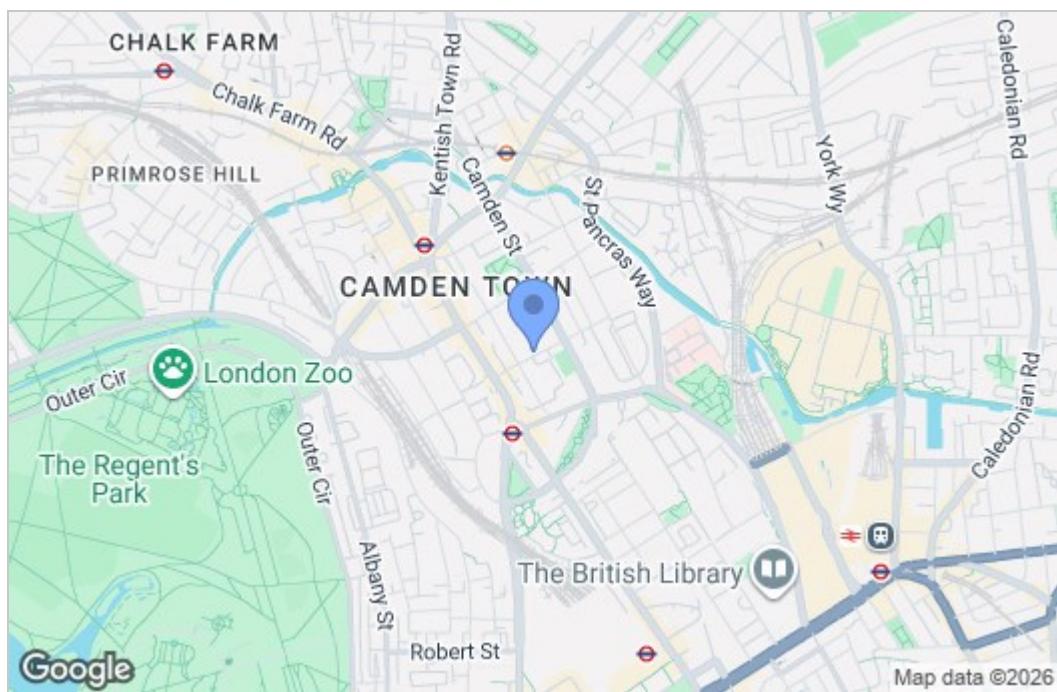
Floor Plan



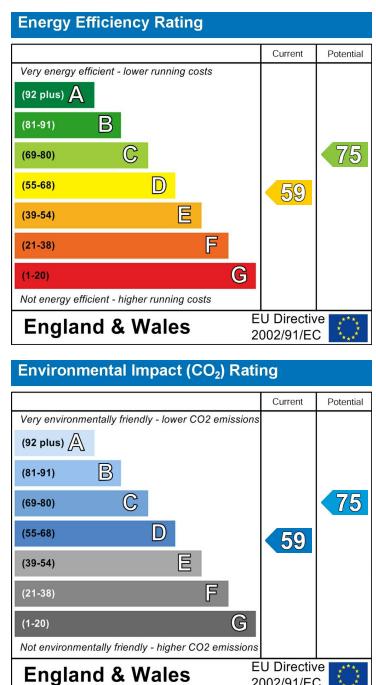
FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.