

# MATTHEW JAMES

Residential Sales • Lettings • Management



Gilden Crescent, Chalk Farm, NW5 4QA

**Asking Price £450,000**

A delightful first floor two bedroom conversion comprising of a generous oak floored living room with both dining and lounge space opening to a fully fitted kitchen and offering a shower room and large private roof terrace. Located within a short walk of Camden Towns famous street market and canal and within easy reach of Chalk Farm tube station (Northern Line) and the beautiful open spaces of Primrose Hill Park leading onto Regents Park. The property has been newly decorated and is offered for sale chain free. Leasehold.

## First Floor

### Entrance Hall

Wide hallway with fitted perimeter shelving and oak floor.

### Living Room



A large space with plenty of room for a lounge and dining area. Oak floor and double glazing with doors leading out onto a terrace. Open to.....

### Kitchen



Fitted kitchen with a good range of wall and base units finished in a matt cream colour with wood preparation surfaces. Appliances include an oven with four ring hob and overhead extractor canopy, dishwasher, washing machine and tall fridge freezer.

## Bedroom One



Built in wardrobes. Carpeted.

## Bedroom Two



Built in wardrobes. Carpeted.

## Shower Room/W.C.



Shower cubicle with overhead deluge rose and additional hand held shower, wash hand basin, wall mounted mirrored medicine cabinet and w.c.

## Roof Terrace



A large private roof terrace with table and bench seating.

### Additional Information

Leasehold

Remaining Lease Length - 95 Years

Service Charge 2025 - £3070.36 Per Annum

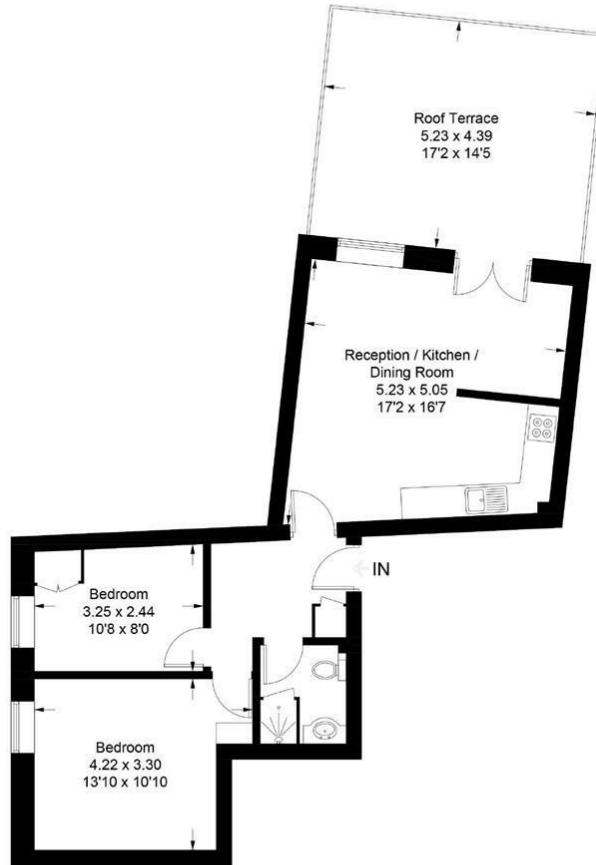
Ground Rent £200 Per Annum

Camden Council Tax Band C

# Floor Plan

## Gilden Crescent, NW5

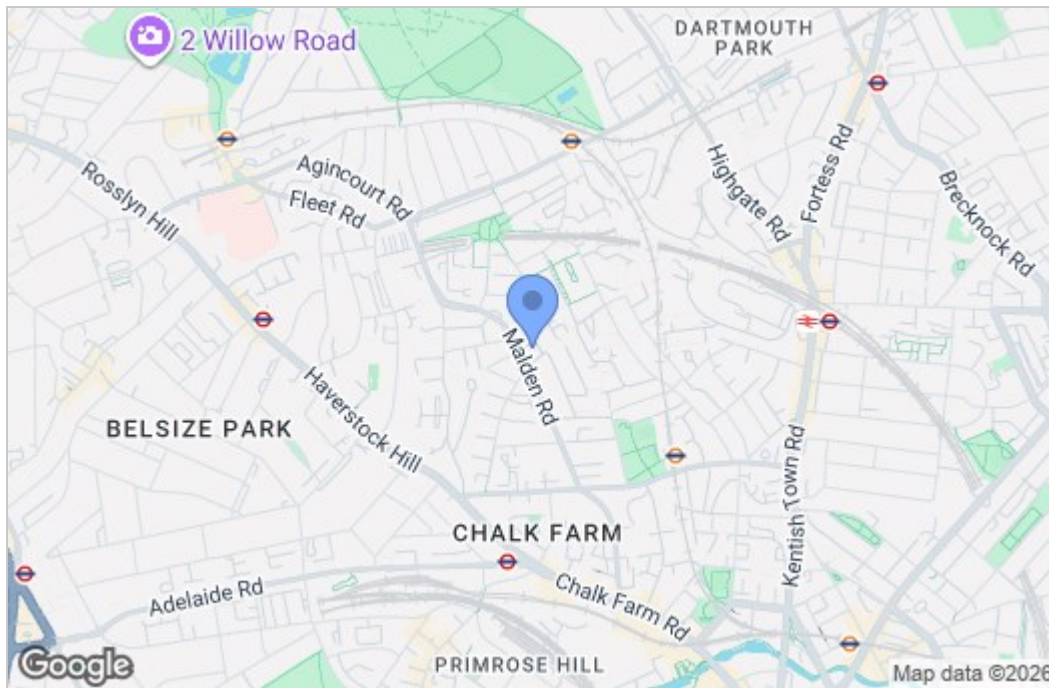
Approximate Gross Internal Area = 55.3 sq m / 595 sq ft



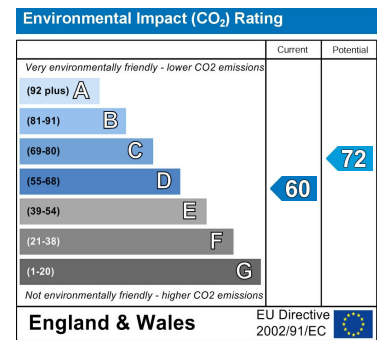
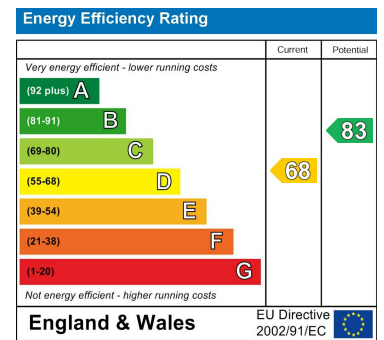
First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. (ID625461)

# Area Map



# Energy Efficiency Graph



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