



Stratford Villas, Camden, London **NW1**

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A beautifully refurbished maisonette, benefiting from a sunny, south-east facing private garden. Entered via a private entrance at the garden level, the hallway leads you to a light filled L-shaped reception space through to a stylish open plan kitchen. Glass Crittal doors frame the rear wall, allowing light to pour through, with doors opening to the patio area - perfect for summer days in the garden. Accommodation comprises of three bedrooms, with the principal bedroom benefiting from a dressing area and overlooking the pretty rear garden. Please note that we have been unable to confirm the date of the next review for ground rent and service charge. You should ensure that you or your advisors make your own inquiries.



Guide price: £1,100,000

Tenure: Leasehold: approximately 109 years remaining

Service charge: £1,020 per annum, reviewed annually

Ground rent: £200 per annum, reviewed annually

Local authority: London Borough of Camden

Council tax band: E



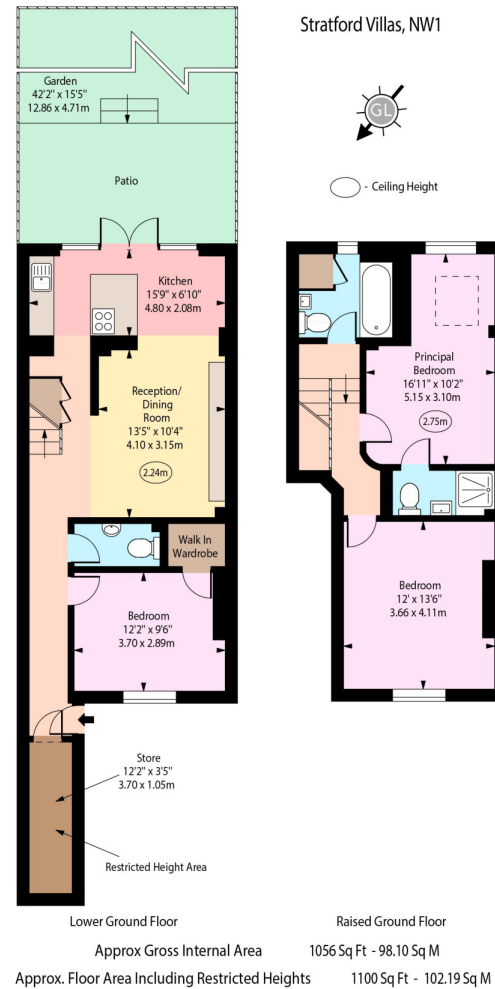
Location

Positioned on the corner of Stratford Villas, Murray Street & Camden Square, this ever-popular road gives ease of access to Camden Town, the regenerated King's Cross, and close proximity to Camden Sq., a wonderful restful retreat for local residents. The recently completed regeneration of Kings Cross includes many restaurants and Coal Drops Yard for high fashion, positioned on the northern banks of the Regent's Canal, approximately a 15 minute walk from the apartment. The apartment is approximately equidistant between the Underground stations of Camden Town (Northern Line), Kentish Town (Northern Line), and Caledonian Road (Piccadilly Line). Camden Road overground station is close, and there are Overground services from Kentish Town and Caledonian Road. The property is within easy reach of the Eurostar terminal at King's Cross-St. Pancras for international travel and various bus routes.





This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.
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