



Camden Mews, Camden, NW1

Guide Price: £1,100,000

Camden Mews, Camden, NW1

 3 Bedroom (s)  1 Bathroom (s)  Freehold

A wonderful opportunity to acquire this 3 double bedroom mews house with integral garage located in the highly desirable Camden Square Conservation Area.

The property requires updating providing an incoming purchaser with the opportunity to create a home tailored to their needs.

The ground floor enjoys generous entertaining space comprising a kitchen and impressive 21'6" reception room with patio doors opening to the south facing patio garden.

The first floor provides two double bedrooms with fitted wardrobes and a family bathroom.

The top floor features a 20'7" double bedroom with extensive storage space and direct access to a large roof terrace.

Camden Mews is a peaceful cobbled street enviably located just a short walk away from Granary Square and the Coal Drops Yard shopping and dining districts in King's Cross.

The West End and bustling high streets of Camden and Kentish town are all within easy reach as are a number of outstanding schools including Camden School for Girls, Northbridge House and Torriano Primary Schools and the bilingual French-English school in nearby Kentish Town.

There are excellent transport links including Camden Road overground station, Camden Town underground station (Northern Line) and King's Cross & St Pancras stations which provide access to the Eurostar as well as the Northern, Piccadilly, Victoria, Metropolitan, Circle and Hammersmith and City lines.





Property Features:

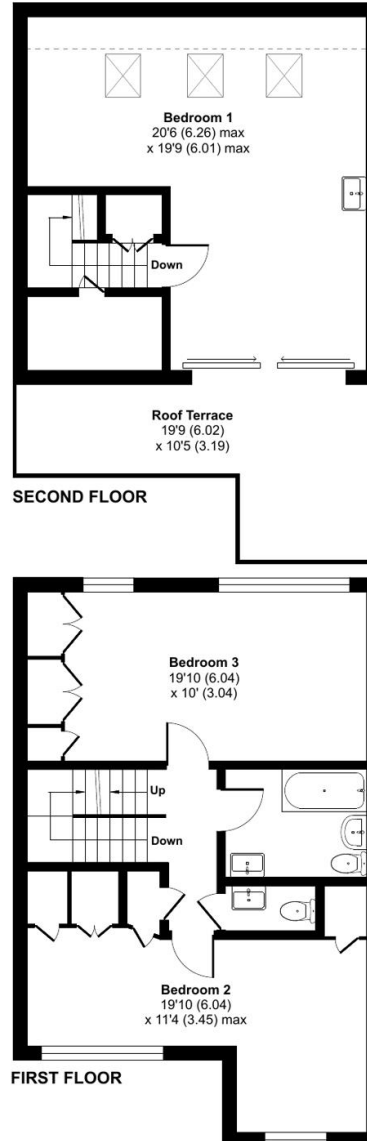
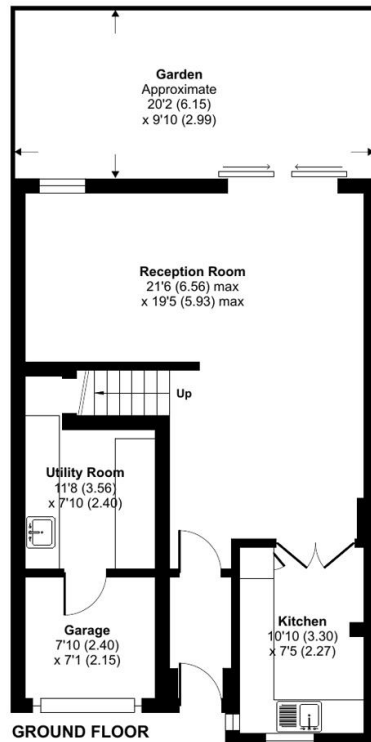
- Three Double Bedrooms
- Bathroom
- Reception Room
- Kitchen
- Rear Patio Garden
- Roof Terrace
- Garage
- Chain Free

Camden Mews, Camden Town, NW1

Approximate Area = 1373 sq ft / 127.5 sq m
 Limited Use Area(s) = 36 sq ft / 3.3 sq m
 Garage = 125 sq ft / 11.6 sq m
 Total = 1534 sq ft / 142.4 sq m

For identification only - Not to scale

Denotes restricted head height



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		75
(55-68)	D		
(39-54)	E	42	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

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Tenure: Freehold

Viewings:

All viewings are by appointment only through our Dartmouth Park Office.

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