

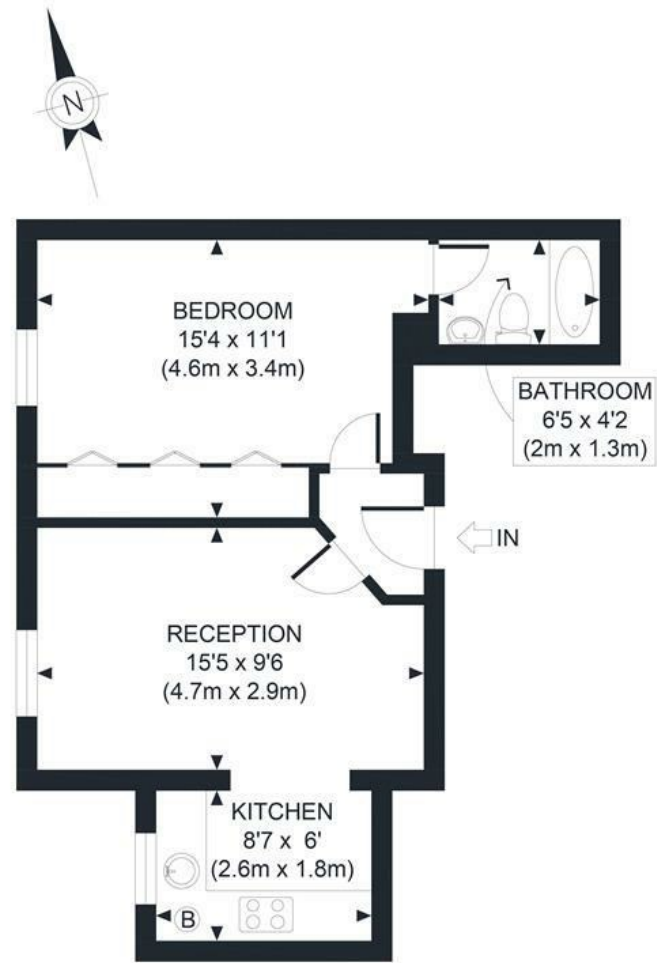


## GUIDE PRICE £625,000

Nestled in the heart of Primrose Hill, this one-bedroom flat offers an ideal blend of modern convenience and classic charm. Featuring a recently refurbished kitchen, a semi-open plan living area, a spacious double bedroom with ample wardrobe space, and an en-suite bathroom, this property provides a comfortable and inviting living space.

The location is fantastic. Just a short walk from Primrose Hill, Regents Park, and the Regents Canal, residents can easily access amenities and enjoy scenic views of the city. Camden Town and Chalk Farm tube stations are within walking distance, providing excellent transport links.

If you're looking for a stylish and cosy home in a desirable London neighbourhood, this one-bedroom flat is the perfect choice. Contact us today to arrange a viewing.



SECOND FLOOR  
GROSS INTERNAL  
FLOOR AREA 408 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 408 SQ FT / 38 SQM

Ref: Copyright **photo**plan

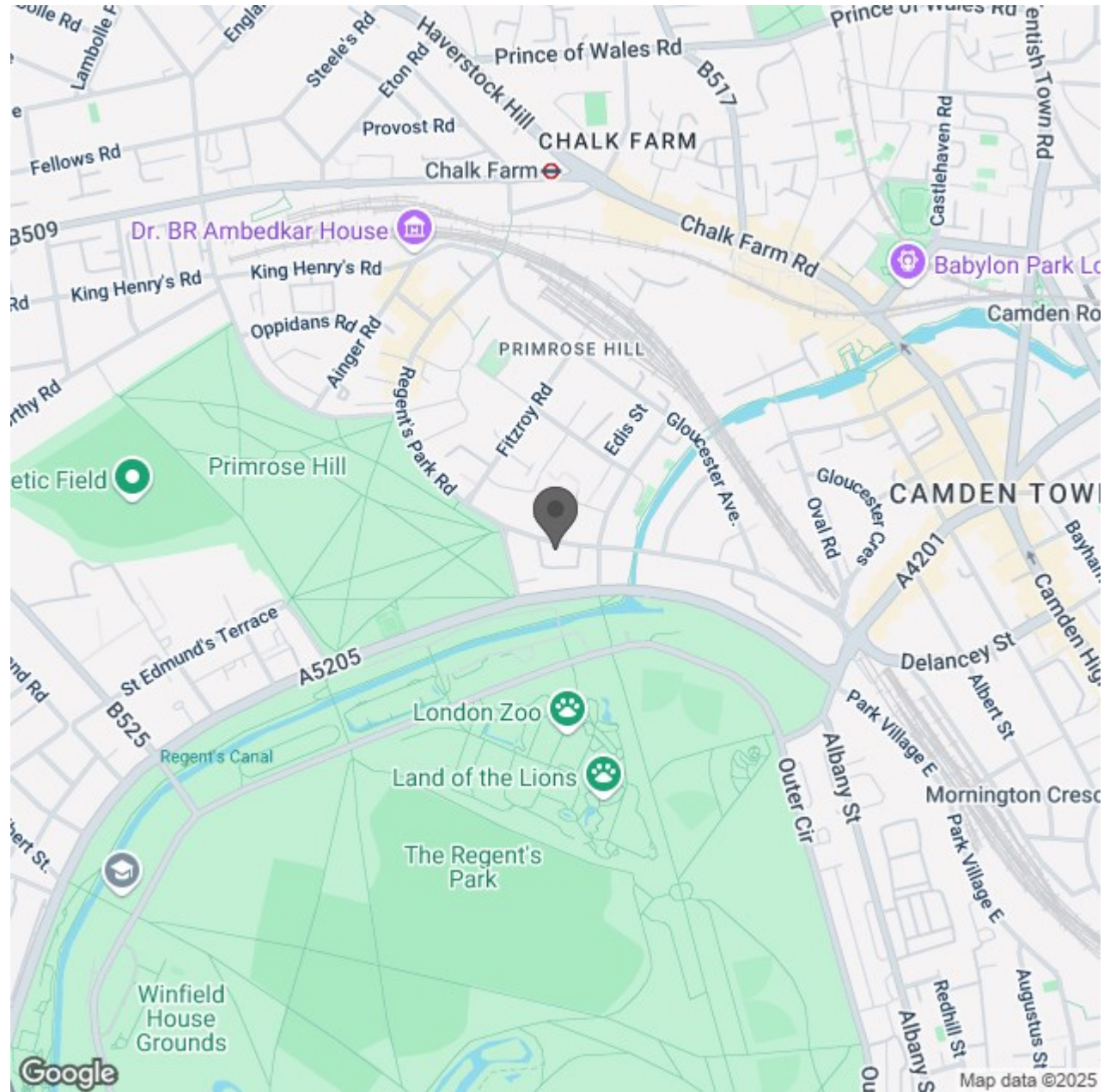
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation

- Chain Free
- Spacious Double Bedroom
- En-Suite Bathroom
- Excellent Transport Links
- Stunning City Views
- Refurbished Kitchen
- Built-In Wardrobes
- Prime Location
- Scenic Views and Green Spaces



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		74	81
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
		79	87
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



**Red.**