



A beautifully presented one bedroom apartment in a convenient central location

**Carlow House, Carlow Street, London, NW1**

Guide Price £500,000 Leasehold (994 years remaining)

**savills**

• **Smartly presented throughout** • **High specification** • **Lift access** • **Convenient central location** • **Porterage** • **Wood flooring**

### Local Information

This apartment is conveniently located moments from Mornington Crescent underground station (approximately 0.2 miles), with links via the Northern Line into Central London. Regent's Park is just a short walk away (approximately 0.5 miles), as is London Zoo and the unique bars, restaurants and shops of Camden (approximately 0.3 miles).

### About this property

A highly desirable one bedroom apartment available in Camden Town finished to a high specification. Carlow House is an exclusive development arranged around a four story atrium. The accommodation comprises an open-plan reception with a luxury fitted kitchen, a double bedroom with fitted wardrobes, and a family bathroom. Additional benefits include lifts and a porter.

### Tenure

Leasehold (994 years remaining)

### Local Authority

London Borough of Camden

### Energy Performance

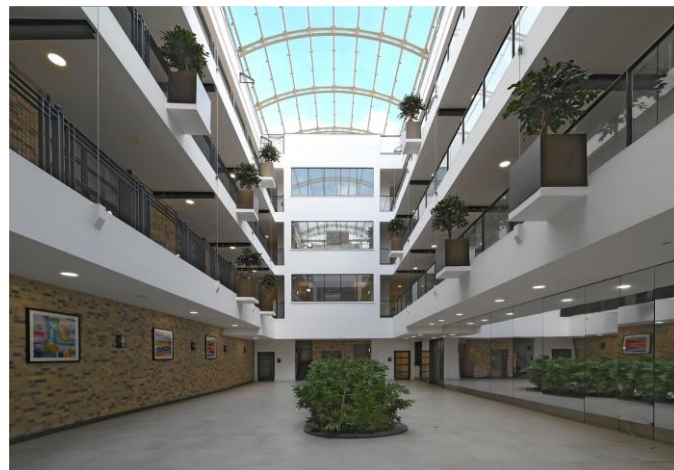
EPC Rating = C

### Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Primrose Hill Office.

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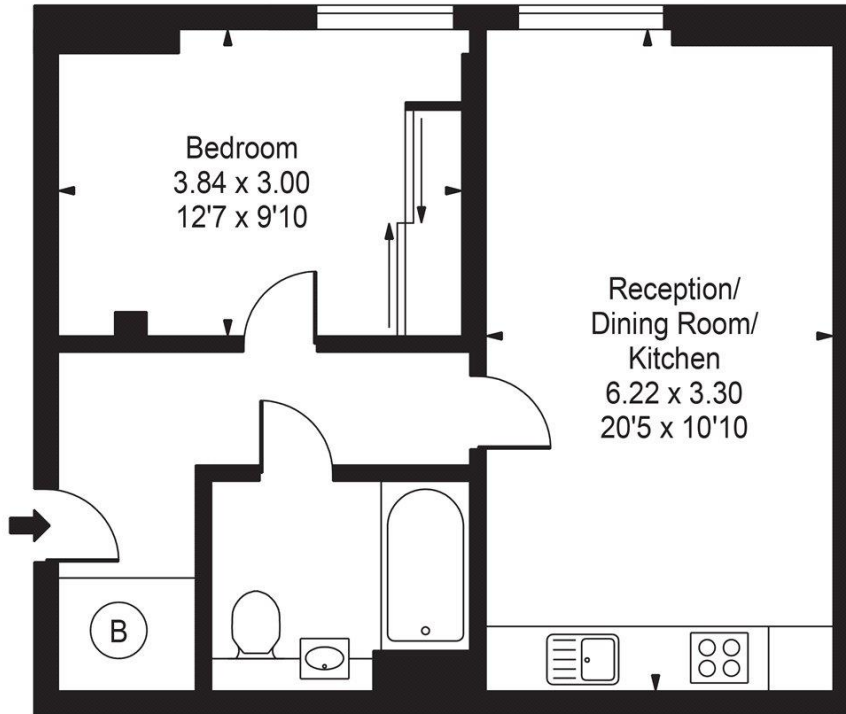
**Carlow Building**

Gross Internal Area(Approx)

Total = 45.24 Sq m / 487 Sq ft

For Illustration Purposes Only - Not To Scale

Floorplan by Humble Spy Photography Ltd.



First Floor

| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92+) <b>A</b>                              |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            | <b>79</b>               | <b>79</b> |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England, Scotland &amp; Wales</b>        | EU Directive 2002/91/EC |           |

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